

2014-2021 Housing Element of the General Plan

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Final



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CHAPTER 1 – INTRODUCTION

Reversing a long trend, the population in the City of Glendale fell to 191,719 in 2010. This was a decrease of 3,254 people from the total of 194,973 found in the 2000 Census. It is unclear why the population fell, though it is likely related to the poor economic conditions felt throughout the country in the last part of the previous decade. Having been the third largest city in Los Angeles County for decades, Glendale is now the fourth largest city in Los Angeles County. This is in part due to the increase in the City of Santa Clarita's population as a result of annexations. Despite the fall in population, Glendale continues to be attractive to new residents and businesses with its central location near downtown Los Angeles, a major airport, four major freeways, three hospitals and an excellent school system.



The purpose of this Housing Element revision is to identify the City's existing and projected housing needs and to establish goals and policies to guide City officials in daily decision making in addressing these needs. The goal of providing decent, safe, sanitary and affordable housing to current and future residents of the City is a primary focus of the Element. The Element also emphasizes specific target groups requiring the most urgent attention in the City, such as the elderly, lower income households and the homeless. The Housing Element serves as a policy guideline for addressing defined issues which may arise in meeting the housing needs of the community.

The following Vision Statement was developed in order to guide the direction of the document:

"Housing in Glendale shall meet the needs of all segments of the community while preserving quality of life and neighborhood identity in the context of our regional housing obligations and established policies."

1.1 STATE POLICY AND AUTHORIZATION

The State of California's primary housing goal is the attainment of decent housing and a suitable living environment for every Californian. This requires cooperative participation between the government and the private sector in an effort to expand housing opportunities and accommodate the housing needs of Californians of all economic levels. Counties and cities have the responsibility to prepare and implement housing elements which, along with federal and state programs, will move toward the attainment of the state housing goals. Section 65302 of California's Government Code specifies the required components of the General Plan. Section 65583 lists the required contents of the Housing Element.

State law requires Housing Elements to be updated at least every five years to reflect the community's changing housing needs. Glendale's Housing Element was originally adopted in 1975, amended in 1978, supplemented in 1981, updated in 1984 and 1989, and amended



again in 1992. The Housing Element was updated in 2000 (covering the period from 1998 to 2005) and again in 2009 (covering the period from 2006-2014). The City has prepared the following updated Housing Element in compliance with the State-mandated deadline of October 31, 2013 for jurisdictions within the Southern California Association of Governments (SCAG) region. This update covers the period of January 1, 2014 to October 31, 2021.

1.2 ORGANIZATION OF THE HOUSING ELEMENT

The City of Glendale Housing Element is comprised of the following major components:

Chapter 1 – Introduction

Chapter 2 – Goals, Policies and Programs of the Eight-Year Housing Plan (2014-2021)

Chapter 3 – Review of Goals and Policies from the previous Housing Element (Seven-Year Housing Plan 2006-2014)

Chapter 4 – Housing Needs Assessment (discusses existing and projected housing needs, needs of special groups, and housing unit characteristics)

Chapter 5 – Resource Inventory (lists both land and financial resources available to meet housing needs)

Chapter 6 – Constraints on Housing (including both governmental and nongovernmental constraints)

1.3 PUBLIC PARTICIPATION

The public participation effort to create this Element is an extension of on-going housing programs conducted by the City of Glendale, with a wide variety of public participation opportunities. Glendale has the benefit of having an extremely active and effective Housing Authority which is at the forefront of public housing policy. This Element builds on these long-term, continuous public participation policy and program development efforts. Many of these programs are identified in the following paragraphs; however, these do not take into account the numerous interactions that Community Development Department staff has with individual developers of housing units, tenants, state and federal housing program staff and other agencies.

1.3.1 City of Glendale Consolidated Plan Fiscal Years 2010-2015

The City of Glendale Department of Community Development and Housing (CD&H) serves as the lead agency to develop and coordinate activities for the FY 2010-15 Consolidated Plan. The Consolidated Plan satisfies the requirements of the following four Community Planning and Development (CPD) programs offered by the U.S. Department of Housing and Urban Development (HUD) for which the GDCD&H administers funds: Community Development Block Grant (CDBG); HOME Investment Partnership Program (HOME); Emergency Shelter Grant (ESG); and American Dream Downpayment Initiative (ADDI). Consistent with federal requirements, a Community Needs Assessment and Outreach Strategy was conducted to identify needs and establish program priorities for use of these funds.



Citizen participation is a highly valued component of the Consolidated Plan and Annual Action Plan preparation process. 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 1,318 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, four stakeholder focus groups were consulted, comprising 37 social service, housing and economic development representatives. A summary of outreach activities is outlined below:

- 1) One Community Public Hearing was held on September 23, 2009 at Mann Elementary School. The 42 attendees were divided into five citizen focus groups to identify community needs and priorities.
- 2) Four community events were held (May 6 - Great American Cleanup; June 26 – Palmer Park Movie Night; July 10 – Pacific Park Movie Night) at which an interactive survey was administered. Approximately 226 surveys on community needs were received.
- 3) An Internet community needs survey was made available on an on-going basis on the City's webpage. Between May 2009 and October 20, 2009, 159 online surveys were completed by residents.
- 4) A Community Needs Assessment Survey was mailed out randomly to about 6,000 Glendale residents in the 91204 and 91205 zip codes. As of October 8, 2009, 853 completed surveys were returned, representing a 14.2% response rate.
- 5) A Homeless Focus Group discussion, which was attended by 13 local service and community agencies, plus four public agencies, was held on September 16, 2004. This interactive focus group discussion asked for specific needs and priorities for homeless programs from a social service agency provider perspective.
- 6) A Youth Focus Group discussion with Glendale middle school and high school students was held on August 12, 2004. Twenty-five students provided direct input on the needs and priorities for youth services in Glendale.

The FY 2011-12 Needs Assessment process included consultation and input from community residents, community coalitions, and social service agencies. This process included:

- 1) One Public Hearing held on September 23, 2010 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. Forty-two residents participated in the focus groups.
- 2) A Community Needs Assessment Survey mailed out randomly to approximately 500 Glendale residents in zip codes 91204 and 91205. As of September 23, 2010, 36 completed surveys were received, representing a 7.2% response rate. Survey questions were sought to determine the level of concern and priority for social service, neighborhood improvement, and community facilities categories.
- 3) A Community Needs Assessment Survey administered through the Department's web page. Between August 1, 2010 to September 20, 2010, 31 total on-line surveys were completed by residents. The survey requested residents to identify specific needs for social service, neighborhood improvement, and housing programs.



- 4) One community event (Cruise Night) on July 17, 2010 involved distributing and collecting Community Needs Assessment Surveys from residents participating in the event and providing information on Community Development Block Grant (CDBG) programs. Approximately 74 persons completed the survey.
- 5) A Senior Focus Group discussion and Senior Community Needs Survey with Glendale seniors held on September 15th at the Glendale Adult Recreation Center. Fifty-two seniors provided direct input on the needs and priorities for senior and community services in Glendale.
- 6) An analysis of housing and population characteristics from the 2000 Census and updated 2007 American Community Survey.

Outreach also included extensive informal consultation with public and private agencies, City departments, social service agencies, agency coalitions, community residents, and neighboring cities including organizations that provide housing and supportive services to special needs populations. Sixty-one Glendale Homeless Coalition members were consulted regarding homeless needs and programs to address those needs. In addition, the City consulted with its closest local unit of government, the City of Pasadena, for input on regional community development, homeless, and housing needs. Information sharing between the two cities led to an identification of similar community needs and dialogue regarding regional solutions.

To encourage public participation, reasonable and timely notification of all Consolidated Plan related meetings and comment periods were provided as follows:

- At least ten days notice was provided for all public hearings and local Consolidated Plan meetings.
- A community public hearing was held on April 1, 2010 at the Pacific Park Community Center to receive input on the proposed program funding levels and strategies. Attendees received information regarding strategies, priorities and objectives that address the housing and community development needs of low and moderate income households, housing market characteristics, the projected amount of funds the City expects to receive, the range of activities that may be undertaken, target areas, and the Citizen Participation Plan. Notice was given to Glendale residents through outreach flyers, advertisements published in the local newspaper, and on the City's webpage.
- A public notice providing for a 30-day citizen comment period on the proposed Consolidated Plan was published in the Glendale News Press on May 10, 2010.
- The Housing Authority and Glendale City Council reviewed the proposed Consolidated Plan at a special joint meeting on May 25, 2010. The public was invited to attend the meeting and make final comments on the Plan. No comments were received.
- No oral or written comments were received from the public throughout the Consolidated Plan process.

The FY 2011-12 Community Needs Assessment and Outreach Strategy for the FY 2011-2012 CDBG, ESG, and HOME Annual Plan built upon the Consolidated Plan process identified above. The FY 2011-2012 Needs Assessment process included consultation and input from community residents, coalitions, and social services agencies.



1.3.2 Long Range Planning Public Input

An intensive city-wide Long Range Planning public input effort was conducted in early 2006 to gain the community's insights about City Services that need improvement. There were three sources of community input received. Eight public meetings with 356 participants, and five supplemental meetings with 161 participants, yielded an aggregate total of 517 participants. In a telephone survey conducted by David Binder Research, 500 respondents ranked the importance of each service Subcategory. There were a total of 91 surveys completed on-line. A summary of findings based on the Long Range Planning goal of "A balanced mix of housing opportunities for current and future residents" found that:

- 1) Housing is generally one of the two highest priorities for improvement
- 2) Improving Housing Affordability was the highest priority of all 36 subcategories
- 3) Medium range priority was to improve a variety of housing (although there was some conflicting input regarding density and affordability versus low density/single family)
- 4) Improving transit oriented development was a medium priority
- 5) Downtown housing was a low priority for improvement.

Specific findings from the three sources of community input can be found on the City's webpage at http://www.ci.glendale.ca.us/LRP_Findings.asp.

1.3.3 Housing Providers

A Housing Provider Open House by was facilitated on March 26, 2013 at City Hall. Housing Providers received a flyer invitation and were called and encouraged to attend the open house. This open house included an evaluation of existing Housing Element goals, priorities and programs and discussion of appropriate program outcomes. This meeting was also advertised to the public on the City's website, press release and Community Development mailing list.

1.3.4 Community Open Houses and Meetings

Past history has shown that there is limited interest in meetings limited to discussion of the Housing Element. In order to increase public input concerning the Housing Element, Glendale has adopted a strategy of combining presentations and opportunities to provide input on the Housing Element with other City outreach meetings such as meeting on Community Development Block Grant (CDBG), meetings concerning community plans, PTA meetings at schools and at public events such as Glendale Healthy Kids day held in Pacific Park.

A Community Open House was held April 2011 at the Pacific Park Community Center to inform the community about the Housing Element update process and proposed document, as well as provide an opportunity for questions and comments. Notice was given to Glendale residents through outreach flyers, advertisements published in the local newspaper, and on the City's webpage.

A Community Meeting was held in April 2012 at Pacific Park Community Center, aimed at addressing the needs of low income residents. While the main focus of this meeting concerned FY 2012-2013 CDBG funding, Community Development staff also provided presentation and sought input concerning the Housing Element. This meeting was held in English, Spanish and Armenian, with complete translations of the presentations, questions, answers and comments during the meeting.



A Community Workshop was held at Mann Elementary in September 2012 as part of the Annual Plan FY 2012-13 process. This meeting was advertised to the low-income community in South Glendale and had a turn out of approximately 70 people. Break-out groups were formed in English, Armenian and Spanish and the attendees were asked questions on a variety of topics, including housing, transportation, and community needs with the goal of identifying ways to improve the quality of life for residents. The Housing Element, Tropico Station Study and South Glendale Community Plan were all discussed with attendees and the input received considered in this Housing Element Update.

1.3.5 Other Public Participation Opportunities

The City's draft Housing Element is available on the City's website and public review and comment on this document is encouraged. Public participation also was provided in the form of public hearings by the Planning Commission and City Council. In an effort to reach members of the public that do not often participate in housing policy development, the draft Housing Element was made available and advertised for review and comment at a CDBG Action Plan meeting, which targets service providers for low income residents.

1.4 SOURCES OF INFORMATION

Several sources of information provided insights into recent demographic and housing trends that have taken place within the City. The U.S. Census American Community Survey (ACS) has updated some demographic information through random sampling on an annual basis. In addition, 2000 and 2010 Census data were used. Current housing unit data were obtained from the State Department of Finance, SCAG, and from City records and reports. Several social service agencies provided data about special needs groups. The 1999 Continuum of Care Narrative, prepared by the Glendale Homeless Coalition, provided important information about homelessness. Data about the developmentally disabled in Glendale was obtained from Lanterman. Data was also obtained from the Consolidated Plan Fiscal Years 2010-15 and the Comprehensive Housing Affordability Strategy for Fiscal Years 1994 - 1998. Other City documents utilized include the Greater Downtown Strategic Plan, the City of Glendale Strategic Plan, the Downtown Specific Plan and Mobility Study, the Town Center Specific Plan, and the other elements of the General Plan and Glendale's Municipal Code.

In addition to the sources of information listed above, evaluation and revision of the previous Housing Element provided the base for the preparation of this document. Chapter 3 provides an in depth analysis and discussion of the results of the goals and policy objectives and corresponding Eight-Year Action Plan programs of the previous Element. The results are quantified where possible and demonstrate where progress in implementation was achieved. A review of the significant achievements for each goal and policy is identified for each program in Section 3.1. Section 3.2 reviews the effectiveness of each program identified in the Eight-Year Action Plan. While the format of this Element reviews the implementation of each goal, policy and program independently, Chapter 3 provides the platform upon which this Element identifies new goals, policies and programs in Chapter 2. Chapters 3.1 and 3.2 provide the identification of the appropriateness of goals, objectives and policies based on what has been learned from review of the previous Element and this information provides the basis for the goals, policies and Eight-Year Action Plan programs identified in Chapter 2.



The City of Burbank and the City of Los Angeles draft Housing Elements were reviewed by City staff. A September 2005 study prepared by the Special Needs Housing Alliance for Shelter Partnership, Inc., titled *A Strategic Housing Plan for Special Needs Populations in Los Angeles County* provided information on various special needs population groups. Glendale spoke with Lanterman about the number, location and needs of the developmentally disabled living in Glendale and the Lanterman numbers appear in tables in Chapter 4. This greatly assisted in identifying housing issues and supportive services needs for these groups. In addition, HUD User, the HCD website, and American Factfinder provided demographic data for the previous element and this update. The website for the Los Angeles County Community Development Commission, the Department of Health Services Special Planning Area provided data relative to special needs housing and supportive services for the San Fernando Valley area (SPA 2), which includes Glendale was provided in the previous element and remains unchanged due to the lack of funding for new studies. Preparation of the Housing Element update is a coordinated effort of staff from Community Development Department and staff from the Community Services and Parks Department.

1.5 SUMMARY OF MAJOR ACCOMPLISHMENTS

Major accomplishments since adoption of the 2006-2014 Housing Element are summarized in the bulleted items below. A full review of the Eight-Year Housing Plan (2006-2014) can be found in Chapter 3 of this document. The Eight-Year Housing Plan (2014-2021) can be found in Chapter 2 of this document.

- From January 1, 2008 to June 19, 2013, 2,521 dwelling 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 (see Exhibit 3-4).
- Created and adopted new housing definitions for zoning to eliminate overlapping housing definitions.
- Adopted and implemented a reasonable accommodation ordinance.
- Updated the density-bonus housing section of the Glendale Municipal Code to implement state density bonus housing law.
- Updated the City's zoning use charts to remove the 300-foot distance standard for emergency shelters.
- Glendale Water and Power adopted a priority water and electricity service policy for affordable housing projects in 2009.
- Adopted changes to reduce parking requirements for housing units in the Downtown Specific Plan based on the City's Mobility Plan.
- Adopted a new Analysis of Impediments to Fair Housing Choice and Fair Housing Plan in 2011. Many of the impediments identified in this report, including all of the impediments identified with the zoning code, have been addressed.
- Created and adopted mixed use zones in the City, including residential mixed-use.



- Modified the City's Design Review procedures to streamline the process for approval of housing development.
- Expanded Urban Design Studio duties to aid in project design in order to approve projects (in particular, residential development) more quickly and ensure compatibility and quality.
- Adopted four Historic Districts to encourage neighborhood preservation and assisted residents in listing homes on the local historic register.
- Continue to identify and obtain land and development partners for affordable housing development.
- Approved a number of special needs housing units.
- Approved "by right" density bonus for projects with 90 feet or greater lot width.
- Continue to implement provisions to enact State law for affordable housing density bonus (SB1818) in addition to lot width bonus.
- Educated property owners on their responsibility for basic unit maintenance and cleanliness.
- Continued to bring substandard housing/property into compliance with City Code.
- Continued to provide a home ownership education and marketing programs to residents interested in home ownership through a collaborative partnership with lending institutions, nonprofit organizations, and credit organizations, focusing on providing information on home ownership strategies, credit counseling and a review of affordable lending programs.
- Provided supportive housing services at several affordable senior developments and as a stand alone service at the Adult Recreation Center.
- Amended the Zoning Code to allow emergency shelters "by right." in the Industrial Zone (IND Zone).
- Maintained a contract with a fair housing service provider to provide educational and investigative services for multi-language housing discrimination questions and landlord/tenant complaints to further fair housing.
- Held a community event for Homeless Service Providers and homeless persons to help match people with appropriate services.

1.6 SUMMARY OF KEY FINDINGS

The below six goals correspond to the goals set forth in the Eight-Year Plan (2014-2021). The Eight-Year Plan can be found in Chapter 2 of this document. The bullet points highlight some of the key findings and programs added to the Element based on review of the previous Element, and public comments received on the Draft Element from the Housing Task Force, the State Housing Community Development Department, service providers and community members.



GOAL 1 - A City with a Wide Range of Housing Types to Meet the Needs of Current and Future Residents

- Inclusionary Zoning (see Program 2c): Glendale requires inclusionary housing for for-sale units in the San Fernando Road Corridor Redevelopment Project Area (SRRCRPA). Glendale City Council studied the option of providing an inclusionary housing requirement city-wide, but did not adopt a city-wide policy. Comments received from HCD and members of the Housing Task Force recommend that Glendale expand our inclusionary housing requirements to all new residential development in the City.
- Adequate sites are available in residential zones throughout the City to accommodate Glendale's regional housing need (see Section 4.8).
- Small Lot Subdivision (see Program 4a) to encourage infill housing in existing multi-family neighborhoods. This program would enable the creation of small single-ownership lots that are more affordable than traditional single-family homes, yet would be compatible with existing neighborhoods. This program is also consistent with Goal 3.

GOAL 2 - A City with High Quality Residential Neighborhoods that are Attractive and Well Designed

- Provide "Neighborhood Target Areas" to identify and initiate planning activities in one new area (see Program 1e.) South and Western Glendale are the neighborhood areas presently under study to improve the quality of life in lower income census tracts.
- Code Enforcement (see Program 1d) to maintain Glendale's neighborhoods and housing stock.

GOAL 3 - A City with Increased Opportunities for Affordable Housing

- Continue Density Bonus Program (see Program 2a.) to encourage the private development of affordable housing, as well as senior housing. Glendale's density bonus program has been successful in encouraging the private development of for-sale units affordable to moderate income households.
- Small Lot Subdivision (see Program 4a) mentioned above with Goal 1.

GOAL 4 - A City with Housing Services that Address Groups with Special Housing Needs

- Direct City Financial Assistance (see Program 2b) to encourage the construction of affordable units, including units that may serve special needs populations.
- Medical Services (MS) Zone (See Program 5c) to create a zone that provides flexibility for supportive, special needs and transitional housing in proximity to Glendale's hospitals. Glendale has three major hospitals and a new MS Zone would allow facilities such as, but not limited to Ronald McDonald houses, skilled nursing, assisted living, housing for nursing students/hospital employees and hospice. During the community outreach meeting with the Housing Providers, it was mentioned that the City should consider modifying zoning so that a residential building could accommodate a continuum of care progression within a facility. The MS Zone provides this flexibility.



- Homeless Services (see Program 5b) to provide services on an on-going basis including emergency shelters, transitional shelters, permanent supportive housing and homeless preventions services. There are privately run emergency shelters and domestic violence shelters in the City and it is anticipated that these facilities will continue to operate and serve Glendale residents, dependent on funding availability.

GOAL 5 - A City with Equal Housing Opportunities for All Persons

- Maintain a contract with a fair housing service provider to provide educational and investigative services for multi-language housing discrimination questions and landlord/tenant complaints to further fair housing (see Program 6a.).

GOAL 6 - A City with Housing that is Livable and Sustainable

- Expand the policy to conserve existing and future affordable units (see Program 1f.), such as preventing at-risk units from losing their affordability status when economically feasible.
- South Glendale Community Plan (See Program 7a) to continue updating the City's General Plan through the development of a community plan that addresses the needs of South Glendale neighborhoods. The plan will include a review of land uses and focus on quality of life improvements, including transportation, mixed-use development, walkable neighborhoods, and access to jobs, parks and recreational opportunities.
- Transit-Oriented Development Housing Standards (See Program 7c) to incorporate transit-oriented development housing standards in the zoning code and implement them through Community Plans based on the Tropic Study which is currently in progress.

1.7 GENERAL PLAN CONSISTENCY

The Housing Element of the General Plan is one component of the City's overall long-range planning strategy. The California Government Code requires that the General Plan contain an integrated, consistent set of goals and policies. The Housing Element is, therefore, affected by policies contained in other elements of the General Plan. The Housing Element has been reviewed for consistency with the City's other General Plan Elements and policies and programs in this Element reflect the policy direction contained in other parts of the General Plan. As portions of the General Plan are amended in the future, this Housing Element will be reviewed to ensure that internal consistency is maintained.



CHAPTER 2 – GOALS, POLICIES AND PROGRAMS OF THE EIGHT-YEAR HOUSING PLAN (2014-2021)

2.1 GOALS AND POLICIES

The California Government Code requires that Housing Elements address the following topics:

- Identification and analysis of existing and projected housing needs of all economic segments of the community
- Statement of goals, policies, quantified objectives, improvement, and development of housing
- Identification of Adequate Sites for Housing, including rental housing, factory-built housing, mobile homes, and emergency shelters
- Assistance in the Development of Housing for Low and Moderate Income Households
- Removal and/or Mitigation of Governmental Constraints
- Conservation and Improvement of the Existing Affordable Housing Stock
- Promotion of Equal Housing Opportunities
- Preservation of Units At-Risk of Converting to Non-Low Income Affordable Units
- Priority water and sewer services procedures for developments with units affordable to lower income households



2.1.1 Public Participation to Create the Eight-Year Housing Plan

Chapter 1.3 describes the public participation process for preparation of this document. The City developed the goals and policies in this chapter in response to what was learned from review of the goals and policies of the previous Element, the issues identified by the State, and from public participation with local housing and service providers. These goals and policies were further refined by public review of the draft Housing Element. The goals and policies address a wide range of issues relating to the needs of all segments of the community and quality of life for Glendale residents, both current and future. Chapter 3.1 identifies the results of the implementation of the previous Element goals and policies.

Several important factors affected planning and affordable housing programs since the adoption of the previous goals and policies of the Eight-Year Housing Plan (2006-2014). Dissolution of the Glendale Redevelopment Agency (by the State of California) caused the loss of Redevelopment set-aside funds for new housing programs, projects, and services. Federal HOME, CDBG, and Emergency Solutions Grants funding was reduced in amounts ranging from 50% to 36%, depending upon the program. A state-wide drought and



subsequent conservation efforts resulted in less funding for Glendale Water and Power utility benefit programs for low income residents. The recession since 2008, resulted in a reduction in millions of dollars of federal, state, county and other local funding for affordable housing and services, and affected the ability of the City to meet anticipated housing goals and timelines. The State's elimination of inclusionary housing requirements and reduction in State and federal affordable housing and related community development funds affected the City of Glendale's ability to increase the production and preservation of affordable units. In Glendale, changes included a 50% reduction in Community Development Department staff, as well as staff reductions in other Departments that supported Redevelopment activities. As a result, some divisions with the new Community Development Department were reorganized including the Housing Development and Preservation Section within the Housing Division, and the Planning and Neighborhood Services Division. A separate Economic Development/Asset Management division was created within the City Manager's office. These changes affected implementation of most of the City's community development and community services programs. The Community Services and Parks Department, which operates CDBG and Homeless Programs, had significant reductions in staffing, as well. Public participation was integral to all of these changes and occurred through various public hearings and community meetings, all of which were televised on Glendale's cable channel.

While drops in funding and staffing occurred, Glendale achieved success through creation and adoption of the North Glendale Community Plan, adoption of Community Design Guidelines, and adoption of the Greener Glendale Plan addressing municipal operations and community activities. The City established three historic residential districts, reduced residential parking standards in Glendale's Downtown Specific Plan (DSP) area, and adopted an extensive Bicycle Transportation Plan and Glendale's Safe and Healthy Streets program to encourage better pedestrian and bicycle environments, particularly within higher density residential areas. Also, Glendale remains successful in building new affordable housing using Redevelopment Set Aside Program Income funds known as Low Moderate Income Housing Asset Funds (LMIHAF), HOME and other funding (with three new projects in the development pipeline), as well as employing density bonus for affordable units. All of these programs incorporated public participation, offered through various televised board and commission meetings, and City Council hearings and actions.

2.1.2 Inclusionary Housing

In 2004, inclusionary zoning was adopted for the SFRCRPA to create a mechanism for developers to assist in meeting the inclusionary housing production requirement within redevelopment project areas. An inclusionary housing requirement was placed on private developers constructing new residential units in the Project Area in order to meet the requirement for production of housing units with Redevelopment. This requirement was to assist the City in meeting requirements of California Redevelopment laws and the Eight Year Housing Plan schedule. However, due to the California Superior Court decision, which was upheld by the California Court of Appeals, *Palmer vs. City of Los Angeles*, 175 CAL App. 4th 1396 (2009) it was determined that inclusionary zoning for rental units (even within Redevelopment Project areas) was not enforceable without further action by the State legislature. Also, the status of the inclusionary requirement in Redevelopment Project Areas specifically remains a question today, based upon the dissolution of Redevelopment by the State. No new inclusionary housing has been produced by private developers in Glendale since the Court of Appeals ruling.



2.1.3 Affordable Housing Request for Qualifications/Statement of Interest

The Community Development Department (CDD) maintains a process initiated in 2002 and continued in subsequent years (when funding was available) to locate potential developers and affordable housing sites in Glendale. Periodically, the department releases a Request for Qualifications/Statement of Interest. This is to invite developers to provide information as to any potential sites that they control or are interested in acquiring for possible development, as well as provide information on any existing potential development sites owned by the Housing Authority. Through these ongoing efforts several affordable housing development sites were acquired by the Housing Authority or their partners, and several projects were developed. Chapter 4.6 Assisted Units identifies the status, location, number of units, and funding sources for various assisted affordable housing projects in Glendale.

2.1.4 Long Range Plan Public Participation

An extensive community outreach effort related to housing was conducted from January through May 2006. Thirteen community group meetings, a telephone survey, community leader interviews, a TV call-in show (on the City's public access television channel), and an on-line Web Survey were conducted. This outreach was performed to obtain community input for developing priorities and strategies for creating a Long Range Plan for improvement in services and identifying areas for improvement in the City. Hundreds of residents participated in the Long Range Plan meetings, telephone survey and on-line web survey. The input collected was distilled into concise statements that summarize "messages" from the community. "Housing Affordability" was continually rated by the community as one of the highest priority issues and an area in need of improvement.

2.1.5 Housing Goals and Policies of the Eight-Year Housing Plan (2014-2021)

Sections 2.1 and 2.2 of this chapter are organized into Goals, Policies and the Eight-Year Housing Plan. A goal is intended to represent a visionary statement; it is a statement identifying where the City should be in the future. Policies set forth a variety of directions in order to achieve the stated goals. The Eight-Year Housing Plan (2014-2021) is the implementation program to achieve the goals and policies for the community and includes a timeline, projected housing production objectives, as well as anticipated funding sources. The implementation program is a combination of both the Eight-Year Housing Plan and those policies which set forth specific administrative action.

2.1.6 GOAL 1 - A City with a Wide Range of Housing Types to Meet the Needs of Current and Future Residents

Policy 1.1: Provide a variety of residential development opportunities in the City through the zoning of sufficient land with a range of densities.

Policy 1.2: Assure that affordable housing is dispersed throughout the City while recognizing the potential for the integration of market rate and affordable units within individual projects.

Policy 1.3: Provide higher density residential development in close proximity to public transportation, services and recreation.



Policy 1.4: Continue to promote residential/mixed use development, including live-work units in appropriate locations.

Policy 1.5: Encourage the development of residential units in the downtown area and along appropriate commercial corridors.

Policy 1.6: Continue to monitor local, state and federal regulations, ordinances, departmental processing procedures and fees related to their impact on housing costs.

Policy 1.7: The City shall explore the feasibility of establishing additional housing trust funds as a means of developing additional affordable housing.

Policy 1.8: The City shall continue to promote the consolidation of small lots for residential development through the lot width density bonus program.

Policy 1.9: Encourage flexibility in the Zoning Ordinance to promote a wide range of housing types.

2.1.7 GOAL 2 - A City with High Quality Residential Neighborhoods that are Attractive and Well Designed

Policy 2.1: Implement the Downtown Specific Plan and Town Center Specific Plan.

Policy 2.2: Retain the quality and prominent characteristics of existing neighborhoods while improving those in need of change through neighborhood and community planning. Monitor the effects of growth and change.

Policy 2.3: Continue to utilize the City's code enforcement program to bring substandard units into compliance with City codes and to improve overall housing conditions in Glendale.

Policy 2.4: Continue existing multi-family residential rehabilitation programs which provide financial and technical assistance to property owners providing affordable units to low income households.

Policy 2.5: Promote increased awareness among property owners and residents of the importance of property maintenance to long term housing quality.

Policy 2.6: Educate property owners in the need to design and use materials consistent with the character of the residence and neighborhood.

Policy 2.7: Encourage the preservation of historic resources in a manner sensitive to historic design and promote the development of historic districts through standards contained in the Historic Preservation Ordinance and by the activities of the Historic Preservation Commission.

Policy 2.8: Develop design guidelines for residential uses including the use of high quality materials, site planning and other standards.

Policy 2.9: Ensure the variety and visual appeal of residential development in Glendale through the Design Review process.

Policy 2.10: Respect scale, historic continuity, and a sense of community in new residential development.

Policy 2.11: Consider "target areas" as a strategy to foster safe, sanitary and secure housing; to expand public open space; and to provide a catalyst for neighborhood improvement.



2.1.8 GOAL 3 - A City with Increased Opportunities for Affordable Housing

Policy 3.1: Provide direct financial assistance, leverage outside financial assistance, and facilitate private partnerships for affordable housing development.

Policy 3.2: Maximize funding to increase home ownership such as through regional collaboration and by seeking additional Federal, State and private funding opportunities.

Policy 3.3: Review subdivision standards with Zoning Ordinance and Specific Plan standards to minimize barriers to affordable homeownership.

2.1.9 GOAL 4 - A City with Housing Services that Address Groups with Special Housing Needs

Policy 4.1: 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.

Policy 4.2: Promote the development of extremely low, very low, low and moderate income housing by allowing developers density bonuses or other financial incentives for providing units for low and moderate income residents. The unit mix and location of affordable housing units in density bonus projects must be approved by the City and included in an affordable housing agreement.

Policy 4.3: Continue to provide and support Glendale organizations to receive outside funding to enable people to find or remain in affordable housing, such as individual Section 8 Housing Choice Vouchers and other rental assistance provided in the City (including project based Section 8 rental assistance, HUD 811 rental assistance to disabled persons, HUD 202 rental assistance to senior citizens.)

Policy 4.4: 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.

Policy 4.5: Continue to offer housing and supportive services to special needs groups such as the elderly and the homeless to enable independent living.

Policy 4.6: Review the Zoning Ordinance and local Building Code to offer incentives and/or remove restrictions to encourage the development of residential units that are accessible to handicapped persons or are adaptable for conversion to residential use by handicapped persons.

Policy 4.7: Coordinate with local social service providers through the Continuum of Care process to address the needs of the City's homeless population, including the development of service-enriched and affordable housing.

Policy 4.8: Change Residential Congregate Living, Non-medical from a conditional to a permitted land use in all zones where dwellings are permitted uses.

Policy 4.9: Coordinate with social service and nonprofit organizations to assist home owners who are at risk of losing their homes.

Policy 4.10: Encourage the development of childcare facilities coincident with new housing development, and consider the use of incentives.



Policy 4.11: Retain subsidized units which are at risk of conversion to market rate housing.

2.1.10 GOAL 5 - A City with Equal Housing Opportunities for All Persons

Policy 5.1: Promote nondiscrimination of housing by implementing the recommendations of Glendale's Fair Housing Analysis of Impediments to Housing Choice Plan and regularly update the Plan.

Policy 5.2: Continue to contract with the Housing Rights Center or other fair housing service providers to facilitate access to services by residents seeking assistance.

Policy 5.3: Continue to provide information to the public about housing rights, responsibilities, and opportunities including the provisions of the Glendale Just Cause Eviction Ordinance, which outlines the legal reasons for eviction, required lease terms, and any relocation assistance that may be due to tenants.

2.1.11 GOAL 6 - A City with Housing that is Livable and Sustainable

Policy 6.1: Guide and plan for resources to accommodate future housing need to prevent overcrowding and over-utilization of existing community resources.

Policy 6.2: Identify neighborhoods to facilitate community planning that maintain or improve their character and quality.

Policy 6.3: Implement the recommendations of the Open Space and Conservation Element and the Recreation Element of the General Plan to ensure an adequate amount of public open space and developed parkland for the needs of new and existing residential development.

Policy 6.4: Review and amend as appropriate existing residential zoning standards to require adequate on-site open space and recreational amenities in new developments.

Policy 6.5: Require residential projects to preserve major ridgelines, secondary ridgelines, blue line streams, indigenous trees and other significant environmental features.

Policy 6.6: Practice neighborhood-based planning through meaningful public participation.

Policy 6.7: Continue implementing the Glendale Water and Power's (GWP) energy and water savings programs for residents, which encourage conservation of nonrenewable resources in concert with the use of alternative energy sources and reduce housing costs.

Policy 6.8: Continue providing brochures and technical assistance that promotes the use of energy conservation features in new and existing dwellings.

Policy 6.9: Continue promoting energy and resource efficiency by implementing the City's residential recycling, bulk item collection, household hazardous waste, horse accounts, backyard composting, chopper rebates, Christmas Tree Recycling, electronics recycling, recycling drop-off and worm composting services/programs.

Policy 6.10: Encourage the use of sustainable building practices in residential developments.

Policy 6.11: Provide opportunities for residential locations and design that encourage transit, pedestrian, bicycle, and other mobility options.



2.2 THE EIGHT-YEAR HOUSING PLAN IMPLEMENTING PROGRAMS

2.2.1 Implementing Programs

The Housing Element describes the housing needs of the City's current and projected population, as well as the specific needs resulting from the deterioration of older units, lack of affordable housing for lower income groups, and special needs for certain segments of the City's population. The goals and policies contained in the Housing Element address the City's identified housing needs. These goals and policies are implemented through a series of housing programs that are funded and administered through a variety of local, regional, State and Federal agencies. The following six comprehensive program strategies consist of both programs currently in use in the City and additional programs to provide the opportunity to adequately address the City's housing needs:

- 1) Preservation and Enhancement of Existing Housing Stock
- 2) Production of Affordable Housing
- 3) Rental Assistance
- 4) Housing Services
- 5) Fair Housing.
- 6) Sustainability

A series of specific programs are identified to implement each program strategy. This section provides a description of each housing program and future program goals. The Eight Year Action Plan table at the end of this section (Exhibit 2-1) summarizes the objectives of each program, the eight year projections, funding source(s), responsible agency, and implementation time frame.

2.2.2 Program Strategy #1 – Preservation and Enhancement of Existing Housing Stock

Housing rehabilitation includes major efforts to improve a property and alterations aimed at converting the type or number of units. The goal of housing preservation is to protect the existing quality and investment in housing and to avoid a degree of physical decline that will require a larger rehabilitation effort to restore quality and value.

Glendale, unlike many older cities, does not have an extensive problem with housing deterioration. Less than three percent of the housing stock is defined as substandard. However, based on the age of the housing stock, the magnitude of units in need of rehabilitation could multiply if units are not continually maintained. The City's Code Enforcement program, combined with available assistance programs, will work towards ensuring the maintenance of the housing stock.

1a. Multifamily Rehabilitation Loan Program

Program Description

The City administers a Multifamily Rental Rehabilitation Loan Program. This program is designed to assist nonprofit and private property owners to make repairs to multi-family



rental housing to bring them up to safe, sanitary and secure standards, and to encourage rental property owners to continue to provide good quality affordable housing. Eligible work includes roof, plumbing, electrical, heating, safety improvements, exterior repairs/upkeep, and seismic repairs.

The City offers forgivable low-interest housing rehabilitation loans to multifamily rental property owners who provide affordable housing. The loans provide property owners of substandard rental housing units an opportunity to rehabilitate their units with financial assistance from the City. Loans of up to \$10,000 per unit (maximum \$100,000 per project) are available. In neighborhood target areas funds are provided up to \$14,500 per unit. This is a minor rehabilitation program as rehab does not exceed 25% of the market value of the structure.

In return for the loans, the City requires that rehabilitated units be rented to low-income households at affordable rental rates prescribed by the City for a period not exceeding 5 years (7 years if the owner chooses a higher investment per unit). To ensure compliance with the loan terms, the City records covenants and/or deed restrictions and performs annual monitoring. In addition, the City forgives annual loan repayments in any year that the property is in compliance with the loan terms regarding tenant income, rental rates, and property maintenance.

Because of rising rents in the current housing market, it is expected that the majority of multifamily rehabilitation loans projected for the housing plan period will be with nonprofit organizations with a mission based interest in serving extremely low, very low, and low income households. Due to the difficult economics of serving Extremely Low income households, it is anticipated that the majority of these units will be Very Low income (90%) and Low income (10%) households

Program Goals

Provide multifamily rental rehabilitation loans assisting approximately 19 rental housing units over the 2014-2021 period.

1b. Multi-family Acquisition/Rehabilitation Loan Program

Program Description

Assist nonprofit and for profit property owners to acquire and rehabilitate existing rental housing that may or may not currently serve extremely low, very low, and low income households. The City records covenants and/or deed restrictions requiring that the housing units be used to provide affordable housing for very low income households, including those with special needs such as homeless persons and persons with disabilities. Generally, these loans are substantial in nature and exceed 25% of the value of the structure. Therefore the affordability covenants are for 55 years or longer and are repaid through residual receipts of income generated by the acquired property.

Program Goals

Provide multifamily rental acquisition rehabilitation loans improving approximately 37 rental housing units, with a commitment of 11.5% of projected affordable housing funds directly available to the City, over the 2014-2021 period. One development project, Cypress Senior Apartments, is currently in the development pipeline and is expected to rehabilitate 17 affordable senior housing units with a Veterans preference for several of the units. Those projects funded with certain Low Income Housing Tax Credit and Low and Moderate Income



Housing Asset Funds, two of the major sources of funding for the Plan Period for new housing construction, will target a minimum of 20 - 30% of this funding for Extremely Low Income households as required by these funding sources and as financially feasible.^{1c}

Glendale Water & Power (GWP) Public Benefit Programs

Program Goals

GWP has set a minimum energy efficiency target equal to approximately 1.0 percent of its annual retail sales, and reported such to the California Energy Commission (CEC) along with other public owned utilities. In FY 11-12, GWP's energy savings equated to 1.23% of FY 11-12 retail sales exceeding our target of 1.0 percent. Glendale Water & Power is a leader in many aspects of the utility industry. Along with aggressive conservation efforts, for the past 10 years, GWP has been giving back to the Community through its Public Benefit Programs with over \$37 million invested since January 2000. These programs not only assist low-income customers with their electric bills, they also provide funding and education for all customers to invest in new technologies helping them save money and lower their energy and water consumption.

Glendale Water & Power was selected by the U.S. Department of Energy for a \$20 million grant in April 2009. The utility was 1 of 33 public power utilities to be selected. Additionally, GWP was selected by the CEC to receive a \$1 million Public Interest Energy and Research (PIER) grant. The total value of the Glendale electric grid modernization initiative is over \$70 million. Glendale Water & Power began the project in August 2009 and completed the installation of 85,000 electric and 33,000 water meters in September 2011. Glendale Water & Power is perhaps one of only a handful of public utilities in the nation to implement water and electric digital meters simultaneously. One of the goals of the Glendale - grid modernization initiative is to serve as a model for other municipal utilities to follow in the state and across the nation.

Program Description

State law mandates that each local publicly owned electric utility shall establish a non-by passable, usage based charge on local distribution service of at least 2.85% of revenues to fund investments in one or more of the following areas:

- Cost-effective services to promote energy-efficiency and energy conservation
- New investment in renewable energy resource and technologies
- Research, development and demonstration programs
- Services provided for low-income electricity customers, including but not limited to, targeted energy efficiency service and rate discounts.

Glendale currently promotes various programs for residential efficiency and income-qualified electric discounts. Residential energy savings programs include: Smart Home Energy and Water Savings Rebates; Smart Home Solar Solutions Program; Tree Power which provides free shade trees for natural home cooling; and Residential AC Tune-Ups. Income qualified programs include: Glendale Care program available to low income customers; Guardian for medical equipment and space conditioning needs; and, Helping Hand to serve those with a temporary financial emergency. Historically, GWP has concentrated its PBC expenditures in low income, energy efficiency, and solar programs. With our move to the smart Grid, this is changing. One of GWP's strategic goals for FY 2012-2013 is to begin offering our customers



new programs and services that allow them to take advantage of our new smart grid investments.

Glendale Water & Power promotes its residential programs through its customer service center. Since everyone signing up for Glendale utility service must speak to customer service representatives to sign up or modify service, customers of every income level can learn about residential programs. Additionally, the City of Glendale website, brochures available at various public venues including the City Hall campus and libraries, welcome packets mailed to new customers, City online publications, and utility billing mailing inserts also promote available residential utility programs. Periodically, residential programs are promoted through advertisements in the Glendale News-Press. The City of Glendale also produces public service announcements that run on the City's public access cable TV channel which promote the availability of public assistance programs. Funding for public outreach is provided through energy efficiency programs as required by state mandate.

1d. Code Enforcement

Program Goals

The program's goals are to:

- 1) Complete compliance on 1,400 residential properties.
- 2) Educate property owners and renters on their responsibility for basic unit maintenance and cleanliness;
- 3) Bring substandard housing/property into compliance with City Code;
- 4) Eliminate blight in Glendale's neighborhoods; and
- 5) Ensure a high quality of life with regard to housing for Glendale residents.
- 6) Conservation of Existing and Future Affordable Units as further outlined in Program 1f.

Program Description

The objective of the City of Glendale's Code Enforcement program is to maintain compliance with City codes for the City's housing stock. This may mean bringing substandard properties back into compliance through a code enforcement process. The intent of Program 1d is to address housing stock citywide and the intent of Program 1f is to use Code Enforcement, as well as other activities, to target conservation of existing and future affordable units. Having housing stock compliant with City codes eliminates blight and preserves the high quality of life in Glendale's neighborhoods. To meet this objective, potential code violations are identified on a proactive and reactive basis. These violations are confirmed by trained, certified inspectors via on-site inspections. After these inspections are performed, a variety of enforcement tools are used to achieve compliance. These tools consist of verbal warnings, letter notifications, citations, office conferences, criminal prosecution, and abatement.

The letter notification process is the primary tool used to compel property owners to make the necessary corrections. During this notification process, the property owner is informed of potential assistance in the form of rehabilitation loans or grants that may be available to use toward making the necessary corrections. In most cases, property owners are given thirty (30) days to make the corrections, at which time a follow-up inspection is conducted.



If code violations remain, a series of violation letters are sent and a Notice of Substandard Building (in the form of a lien) is filed with the County Recorder's Office which then informs potential purchasers and lending institutions of substandard housing conditions on the property. For substandard housing which is not owner-occupied, a Notice of Non-Compliance can be filed with the State of California Franchise Tax Board which forfeits potential tax benefits derived from ownership of the property. Continued noncompliance leads to an office conference, prior to forwarding the enforcement case to the City Attorney's Office for possible legal action.

Code Enforcement and public outreach staff produce educational materials and programs to provide information on property owner responsibilities for unit maintenance and cleanliness, property owner responsibilities, and technical resources for specific property maintenance issues. These programs and classes support the code enforcement officer's efforts.

1e. Neighborhood "Target Areas"

Program Goals

The goal of neighborhood "target areas" is to improve the quality of life in South and West Glendale, as these areas contain lower income census tracts. In the past, Glendale "targeted" the South Glendale neighborhoods of Pacific-Edison, Adams Hill, and East Garfield. This resulted in public improvements to schools, parks, housing, streets and other aspects of the community that improve quality of life for residents. Glendale desires to continue to target improvements to the Tropic Station neighborhood in South Glendale, with a focus on developing transit-oriented development policy and programs to make this a safe walking, biking and public transit-oriented community. It will include the development of a housing site inventory for the South Glendale Community Plan area, which includes Downtown Glendale and the San Fernando Road corridor. The study for the Tropic Neighborhood will be completed by March 2014. The EIR for the South Glendale Community Plan which will implement recommendations of the Tropic Study will be contracted by June 2014 and this program will be implemented by the Community Development Department by June 2015.

Program Description

Quality of life factors are a major issue considered by most potential residents when searching for a home. Quality of life factors include everything that influences a family's day-to-day living in a neighborhood and community. Key factors include parks and open space, schools, neighborhood aesthetics, building density, and housing design. Creating walkable, working-class neighborhoods that take advantage of existing public transit opportunities, such as the Glendale Metrolink Station in the Tropic neighborhood (known as Tropic Station) and high-capacity bus lines, will increase the quality of life in South Glendale. Target area activities for revitalization include construction of affordable housing, parks and school improvements, continuation of residential and commercial code enforcement programs, and public education efforts with residents concerning neighborhood standards. Such projects require significant public involvement in planning and implementation of these efforts. In 2011, Glendale received a Metro Grant for the purpose of studying opportunities for creating a transit-oriented development district around the Glendale Metrolink Station in the Tropic neighborhood of Glendale. This study includes looking at a variety of policy, public improvement and code changes that could be implemented to encourage development and increase the quality of life for residents of this area. Milestones include the completion of the study and environmental review in 2015, with implementation of code changes to implement transit-oriented development policy to follow.



1f. Conservation of Existing and Future Affordable Units

Program Goals

The goal of this program is to conserve the long-term affordability of the existing and future units in Glendale. This will be accomplished by the following actions: 1) to monitor the expiration dates of affordability restrictions, meet with property managers and property owners 12 to 24 months prior to expiration to determine feasibility of extension of affordability and to minimize the impact on tenants of any conversion to market rate rents; 2) to offer public subsidy and assist in pursuing other state and federal funding to prevent conversion of existing affordable units to market rate or replace the units, if it is not feasible to prevent conversion; 3) to file affordable housing covenants/deed restrictions on future publicly assisted housing projects for a minimum 45 year affordability period for ownership units and 55 year affordability period for rental units; 4) to maintain fee title ownership of housing development sites with a long term ground lease provided to the developer for a minimum 56 year affordability period when feasible in order to retain local government control and flexibility at the time of expiration of covenants; and 5) to facilitated high quality portfolio management after project completion through annual monitoring of the physical, financial, and occupancy restrictions of development projects with affordability restrictions.

Program Description

A community's existing affordable housing stock is a valuable resource which should be conserved, and if necessary, improved to meet habitability standards. The City of Glendale has assisted in the development or substantial rehabilitation of 1,116 affordable housing units and has approved development of 127 affordable units through density bonus provisions. These units receive funding from several programs through the federal Department of Housing and Urban Development (HUD), tax credit or bond financing, redevelopment set-aside funds and other governmental and private sources. The City has also provided short term financing (5-15 years) for rehabilitation of privately owned rental units that provide limited affordability for the term of the loan. Staff has reviewed the affordability expiration dates for all sources of funding for the 26 operating rental developments and the remaining 8 multi-family rental rehabilitation loans to determine the risk of conversion to market rate units. The results of this review are found in Chapter 4.5 Preservation of Assisted Units.

As outlined in Program 1d, Glendale will continue to use code enforcement efforts to maintain existing affordable housing stock. Glendale's goal is conserve at least 25 units through code enforcement and other assistance efforts. Units conserved include "red tag" units that have low income renters or affordable rents that are brought into code standard and extensions of the affordability period for another 55 years for multiple family affordable rental units. This program is on-going and is presently being implemented as shown through Glendale efforts discussed in Chapter 4.1. This program is implemented by the Community Development Department.

2.2.3 Program Strategy #2 – Production of Affordable Housing

New construction is a major source of housing for prospective home owners and renters. However, the cost of new construction is substantially greater than other program categories. Incentive programs, such as density bonus, offer a cost effective means of providing



affordable housing development and will be used to supplement and leverage limited funding resources available to the City. Public sector support for new construction includes the three programs listed below for extremely low, very low, low and moderate income housing development.

Glendale's Community Development Department will continue to be actively involved with developing and promoting other affordable housing programs. The Department of Community Development will continue to promote the development and ongoing provision of affordable housing through the following activities:

- Develop local priority needs and specific objectives for effective, coordinated neighborhood and community development strategies in cooperation with residents, public and private agencies, social service agencies, City Departments, and private developers.
- Fund a wide range of activities by private and nonprofit developers to promote the development of and the preservation of affordable housing including purchasing, building, and/or rehabilitating affordable housing for rent or for homeownership.
- Publicize affordable housing and supportive programs by sending statements of interest for affordable housing to developers, property owners, service providers and non-profits when funding is available and issue requests for proposal for unique project development needs on specific sites of concern to the City.
- Provide an interdepartmental development team to assist affordable housing developers by streamlining the development process.
- Proactively seek partnerships with development-related non-profits such as Habitat for Humanity to create low-income and moderate income affordable housing.
- Proactively seek partnerships with development-related non-profits such as United Cerebral Palsy, Ability First and the Salvation Army to supply special needs housing and services.
- Provide subsidy payments for extremely low, very low, low and moderate income households to obtain housing at an affordable cost in the private marketplace (i.e. rental subsidy payments.)
- Replace affordable housing that is displaced through redevelopment activity.
- Hold homeless fairs to connect homeless individuals with services available in the local community.
- Monitor ongoing affordable activities funded by the Housing Authority to ensure developments remain in good physical condition, contribute positively to the adjacent neighborhood, and are available to income eligible residents as required by agreements with developers.
- Maintain current housing information on the Community Development Department website

2a. Density Bonus Program

Program Goals



The City will continue to utilize density bonus incentives to encourage the development of affordable family housing as well as senior housing. Specifically, this includes:

- Maintain outreach materials highlighting the incentive/concessions offered under the Density Bonus. Density bonus brochure available on-line.
- Advertise density bonus opportunities on the Community Development Department's webpage
- Continue to periodically evaluate the City's Density Bonus Ordinance for compliance with State law.

Glendale's goal is one density bonus project per year (without other public funding assistance), with a minimum of 2 units affordable to Very Low income households. This would provide for a total of 26 Very Low income units during the 2014-2021 planning period. However, this goal is dependent upon applications for this program.

Program Description

The Density Bonus incentives are designed to make affordable housing (both privately and publicly sponsored) projects easier to develop. The Density Bonus Law mandates density bonuses and other regulatory incentives or concessions for projects that provide certain levels of affordable housing or senior citizen housing. Developers are entitled to incentives, based on the number of affordable units they provide unless the City proves the incentives are not necessary to make the project feasible. Density bonus laws also provide favorable parking incentives for affordable housing developers.

Additionally, Glendale offers a density bonus incentive for lot consolidation projects where lot widths are 90 feet or greater. The density bonus incentive for lot consolidation is considered "by right" density and serves as the base density for the Density Bonus Program incentive program for affordable housing. The amount of Density Bonus for affordable housing is based on the amount by which the percentage of affordable units exceeds the percentage established by housing type up to a 35% density bonus (See Table 30.36 of the Glendale Municipal Code). For example, a 20,000 square foot lot in the R-1250 Zone with at least 90 feet of lot width would be eligible for 20 units or a "by right" density of 1 unit per 1,000 square feet of lot area, rather than the 16 units or 1 unit per 1,250 square feet per lot area for similarly zoned lots with less width. If each of these projects proposed to provide 10% of the units as affordable to lower income households, then each would be eligible for a 20% density bonus. Therefore, the project with the lot density bonus would be eligible for a total of 24 units, with 10% or 2 units affordable to low income residents. The project without the lot density bonus would be eligible for a total of 19 units, with 10% or 2 units affordable to low income residents. Appendix D shows lots in the R-1250 and R-1650 zones which may be suitable for lot consolidation density bonus.

Developers granted a density bonus enter into an Affordable Housing Agreement with the City to ensure the continued affordability of the units. Affordable rental units are rented at levels affordable to very low and low income tenants. Affordable rental units are subject to annual rent adjustments based upon changes in the County median income.

Over ten new residential affordable housing projects, private as well as publicly-sponsored, have been approved with affordable units as a result of the Density Bonus Ordinance which was adopted in 2006. The City agrees to continue ongoing Community Development affordable housing development activities outlined in this program which support use of



density bonus provisions, as well as promote other opportunities for creating affordable housing.

2b. Direct City Financial Assistance

Program Goals

The eight-year goal for financial assistance from the City to new construction of affordable units is a total of 180 new construction units with approximately 66% of funds directly available to the City committed to rental units and 22% committed to home ownership units.

- The 2014 - 2016 period projection is 46 Extremely Low, Very Low and Low Income units. Two projects (one home ownership and one rental) are already funded and are currently in the development pipeline will be completed during this time period.
- The 2017 – 2021 period projection is another 134 Extremely Low, Very Low and Low Income units. This projection is based upon projected funding levels (approximately \$2 million per year), projected per units costs of \$120,500 City investment per unit for rental units and \$135,000 City investment per unit for homeownership units. This also assumes the Fifth & Sonora land (already owned by the Housing Authority) will be developed for affordable housing during this time period with no additional City investment required.

Program Description

The City intends to facilitate the production of affordable housing serving a wide range of income groups through the investment of federal HOME and Low Moderate Income Housing Asset funds that are directly available to the City, and other leveraged and competitive funding sources. It is anticipated that approximately \$1.4 million per year will be available from these sources, although funding levels are uncertain due to the requirement that repayment of the City loan by the Successor Agency must be approved by the State Department of Finance in the next year and due to the uncertainty of federal spending levels in light of sequester and deficit reduction policies over the next several years.

The type of affordable housing units produced in the later years of the plan, from 2017-2021, will depend upon funding available directly to the City (HOME, LMIHAF, etc.), land availability, construction costs, private and other leveraged financing available, as well as State and federal government policies for tax credit project priorities for rental and owner new construction affordable housing which are difficult to predict at this time.

If these components of the market remain as they are today it can be expected that the bulk of affordable rental housing assisted by the City in those later years will be targeted to Extremely Low (0 – 30%) and Very Low Income households (31– 50% AMI). Production of units may vary based upon the opportunity to partner with special needs nonprofit developers who provide supportive services “rich” rental units for Extremely Low Income residents. Home ownership construction production will target Low Income level households as they are best able to maintain their homes over the long term. Those projects funded with Low Income Housing Tax Credit and Low Moderate Income Housing Asset Funds, two of the major sources of funding for the Plan Period for new housing construction, will target a



minimum of 20 - 30% of this funding for Extremely Low Income households, as is required by these funding sources and is financially feasible.

The City will be applying for other State and federal funds as they become available to local governments to promote affordable housing. Because federal funding availability may fluctuate over the eight year plan period, the City will monitor "Notices of Funding Availability" announcements, and maintain contact with housing development and technical assistance organizations in order to obtain advice and training on how to leverage funding for specific project areas. The City intends to actively and aggressively pursue outside resources available directly and through developers, as described above, and pursue new resources as they are identified to achieve a high level of leveraged funds for new housing production. These include the Residential Development Loan Program (RDLP); the Building Equity and Growth in Neighborhoods (BEGIN) program; the CalHome mortgage assistance program; as well as transportation/housing and transit center development related funds from the State and federal government. The City will also seek State and Federal monies for direct support of housing construction and rehabilitation specifically targeted for housing for persons with disabilities.

The City also requires and assists developer partners to apply for available leveraged funding including the State Multi-Family Housing Program (MHP) for low cost construction loans; Federal Home Loan Bank Affordable Housing Programs and WISH funds, private foundation grants, New Market Tax Credits, Los Angeles County affordable housing funds, State BEGIN/CalHome/CalHFA program funds, HUD 811 supportive housing grants, and State Multi-Family loan programs. There are three ways in which these monies will be made directly available for the production of affordable housing:

1. Land Assemblage and Write Down

The City plans to use available funds to purchase and assemble developable parcels of land and, if appropriate, write down the cost of land for the development of low and moderate income housing. The intent of this program is to assemble separate parcels of land in order to create a developable site for affordable housing. A ground lease or sale of the land to a well-qualified developer for an appropriate affordable housing project meeting the goals of the City's affordable housing strategy may also be pursued where feasible.

The land could be sold at a land cost reduced to the point that it could cover the affordability or feasibility gap of a desired affordable housing project. This has the potential for making an otherwise improbable project economically feasible for a private (usually not-for-profit) developer to build units affordable to extremely low, very low, low and moderate income households. As part of the land write-down program, the City may also assist in acquiring and assembling property and in subsidizing on-site and off-site improvements.

2. Below Market Interest Rate Loans

The City can provide construction and permanent financing to a project at below market interest rates using available funds. The need for such financing will be evaluated for each specific project. This program will be considered with other program incentives stated in this production strategy. Each project will be evaluated separately to determine the City assistance warranted to make the desired affordable housing project feasible. For home ownership development projects, loans may be



converted to mortgage assistance loans held by the home buyers until they sell or transfer ownership of the affordable unit.

3. Grants or Deferred Payment, Forgivable Loans

The City can provide grants or forgivable loans to developers of affordable housing for off-site improvements, city fees, and certain project amenities consistent with the City's design standards, not paid by other funding sources. Funds for First Time Home Buyer Loans provided through New Construction Home Ownership developments are typically provided through a shared equity upon resale and deferred payment loan forgiven upon completion of the 45 year loan term. The need for this financial assistance will be evaluated for each specific project.

Once a year (as funding is available), the City will encourage the development for housing of affordable housing by outreaching to developers to discuss the development of new housing through the Statement of Interest process described above. During such outreach, the City will encourage the development of special needs housing for those populations most difficult to serve that may require supportive services with housing units: including extremely low income, disabled (including those with developmental disabilities), and the frail elderly. As described above the City will provide financial or in-kind technical assistance, land write downs, expedited processing, identifying funding and grant opportunities, and provide below market rate loans and/or grant funds to encourage such development.

2c. Inclusionary Zoning

Program Goals

Due to the lack of homeownership development in the SFRCRPA it is not anticipated that any affordable units will be created through inclusionary zoning, unless action is taken by the State Legislature to approve inclusionary zoning for rental units in the future.

While the Glendale Zoning Code now requires inclusionary zoning to assist in meeting requirements for affordable housing production of for-sale units in the SFRCRPA, feasibility of such development is limited now and may not increase in the future.

Program Description

Concurrent with the zoning changes, the City Council, Glendale Redevelopment Agency and Housing Authority approved a policy with regard to the state-mandated inclusionary housing requirement in the SFRCRPA. The policy requires that the inclusionary requirement could be met through the following: on-site; off-site and inside the project area; off-site and outside the project area; or by paying a fee in-lieu of building the units.

In cases where the in-lieu fee is paid, the Housing Authority will use the funds to develop the requisite affordable inclusionary units. This policy will ensure that the SFRCRPA inclusionary requirement can be satisfied within the time period specified by state law.

However, due to the California Superior Court decision, which was upheld by the California Court of Appeals, *Palmer vs. City of Los Angeles*, 175 CAL App. 4th 1396 (2009) it was determined that inclusionary zoning for rental units (even within Redevelopment Project areas) was not enforceable without further action by the State legislature.

There is one proposed homeownership development in the SFRCRPA that would provide one moderate income homeownership unit as a condition of meeting the inclusionary housing



requirement, but that project has not yet received entitlements and so is not included in any projected production at this time.

2d. Community Housing Development Organizations and other Nonprofit Housing Organizations

Program Goals

Continue to coordinate with local nonprofit organizations and encourage the formation of housing development corporations by interested persons in the community to facilitate the development and improvement of low cost housing in Glendale. The City is especially interested in the formation of CHDOs focused on the City of Glendale.

Program Description

Federal HOME funds require that at least 15% of a jurisdiction's HOME allocation be designated for use by Community Housing Development Organizations (CHDOs). A CHDO is a nonprofit organization with either specific representation from a low income neighborhood or low income residents on the CHDO board. The City has used CHDO funds in the past. Unused CHDO funds accumulate with each annual HOME allocation. However, HUD requires that the City commit all HOME funds, including CHDO reserves, within 24 months of the annual allocation date and expend all funds within 60 months of the annual allocation date. Two CHDOs have developed housing in the City—West Hollywood Community Housing Corporation and the Glendale Housing Corporation.

The City will provide technical assistance to local nonprofit agencies interested in affordable housing development, particularly organizations wanting to meet the CHDO requirements.

Incentive programs presented in this program strategy are available to both for profit and nonprofit organizations. However, nonprofit organizations have developed most of the affordable housing projects in the city. These organizations generally have an interest in long term management for special needs populations or for neighborhood revitalization purposes.

Annually, staff from the Community Development Department will meet with housing and other related nonprofit organizations from the community to identify needs, resources, potential development opportunities, and any at-risk affordable housing units or programs.

2e. Mixed Use Standards on Transportation Corridors

Program Goals

Review and modify mixed-use development standards on existing commercial corridors to encourage mixed-use development where appropriate.

Program Description

Glendale has been successful in creating and/or modifying zoning standards that encourage mixed-use development with high density residential housing components in Glendale's Downtown Specific Plan area and along the San Fernando Road corridor. For many years Glendale has also permitted mixed use developments with high density residential standards in the C1, C2 and C3 commercial zones throughout the City. These zones tend to be located



along major and secondary arterials, commercial highways and signature streets where transit options may be available and where nearby goods and services encourage walking, rather than vehicle trips. Although zoning permits mixed residential-commercial development opportunities in these zones, relatively few privately funded mixed-use developments are built in commercial zones. The objective of this program is to encourage development in transportation corridors by addressing constraints such as reducing private parking requirements and identifying area for public parking. Current zoning standards for mixed-use developments in the C1, C2 and C3 zones will be reviewed to determine if there are zoning standards that inhibit the addition of small scale mixed-use residential-commercial developments in these zones. Depending on the results of the zoning review, standards in the C1, C2 and/or C3 zones may be revised or new mixed-use zones may be proposed. This program will be implemented by June 2017 and will be implemented by the Community Development Department.

2.2.4 Program Strategy #3 – Rental Assistance

Rental assistance is aimed at ensuring lower income tenants do not have to pay more than 30 percent of their gross income on rent or as otherwise limited by specific programs. The City of Glendale participates in the HUD-sponsored Section 8 Housing Choice Voucher Program which provides direct rental subsidies to lower income households. This is the largest source of affordable housing funds available to the City and total approximately \$24 million per year.

3a. Section 8 Rental Housing Choice Voucher Payments

Program Goals

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. The goals of the program give high priority to special needs populations including: Victims of retaliation, homeless persons, and Veterans. The next largest special needs groups served by Section 8 include those with multiple preferences such as: extremely low income, disabled, and a single person over 62. As a result of the preferences described above, those elderly, single, disabled persons of extremely low income would receive a higher preference than other households that may be on the Section 8 waiting list. The City will continue to place a high priority on serving Extremely Low Income household with these funds, by implementing its existing “points” preference system prioritizing those households given Section 8 Housing Choice Vouchers from the waiting list. This system provides a preference point for Extremely Low Income persons. It also provides a preference point for Disabled Persons, the majority of whom are Extremely Low Income. Finally, the City will continue to comply with the program requirement that 75% of all persons taken from the Section 8 waiting list must be Extremely Low Income. The service levels shown below demonstrate that this income targeting has resulted in serving a large number of extremely low income households each year.

Program Description

The Section 8 Housing Choice Voucher Program provides direct rental subsidies to extremely low and very low income households. The subsidy amount equals the difference between 30 percent of the monthly household income and a fair market rent. Extremely Low Income households are served disproportionately by the program. Currently the income breakdown of those provided Section 8 Housing Choice Vouchers is as follows:

- 91% Extremely Low Income (from 0 – 30% of AMI),



- 8% Very Low Income (from 31% to 50% of AMI), and
- 1% Low Income (from 51% to 80% of AMI).

There are 4,868 assisted persons in households with Section 8 Housing Choice Vouchers. The elderly are served disproportionately by the program. The age breakdown for these persons is as follows:

- 36% Non Elderly Household Members, and
- 64% Elderly Household Members.

Due to Section 8 Housing Choice Voucher Program funding reductions at the federal level, future funding levels are uncertain and the number of vouchers provided may have to be reduced.

2.2.5 Program Strategy #4 – Increase Homeownership Opportunities

4a. Small Lot Subdivision

Program Goals

The goal of this housing program is to find options for promoting infill development within multi-family neighborhoods. Glendale provides a lot width density bonus in multi-family residential zones that reward developers that combine residential lots into larger multi-family projects. However, there are a number of stand alone “widow and orphan” lots in multiple family zones where combining lots is not an option. Costs of developing multi-family housing on single lots may not be cost effective for a small increase in density (generally one or two units). However, permitting small lot subdivisions of limited scale for the purpose of constructing new single-family homes within multi-family neighborhoods may be an option for increasing home ownership opportunities, replacing older housing stock and increasing neighborhood investment.

Program Description

This program will evaluate the potential for allowing small lot development within the multi-family zoned areas in Glendale. The program would include reviewing and amending the City’s Subdivision Ordinance (Title 16) and Zoning Ordinance (Title 30) to allow the creation of small lots for single-family home development within multi-family zones. Small lot subdivisions are recognized by the State Department of Housing and Community Development as a best practice for creating homeownership opportunities that are more affordable than traditional single-family homes. Small lot developments are high density and have an urban character, giving them the potential to be compatible in multi-family zones which tend to be walkable and where residential developments tend to be taller, with less open space and less on-street parking than traditional single-family neighborhoods. Glendale will begin study of small lot development in 2013, with implementation to follow.

2.2.6 Program Strategy #5 – Housing Services

In addition to programs designed to increase the availability and adequacy of the City’s affordable housing stock, it is important that services are available that ensure the efficient utilization of the housing stock. The City currently offers housing services targeted at Glendale’s largest special needs group, the elderly. The proposed set of programs expands this focus to include housing services for lower income households and the homeless.



5a. Care Management Services

Program Goals

Continue to provide case management services to 160 seniors annually.

Program Description

The City, through the Community Services and Parks Department, provides case management services to elderly residents in their homes and at the City's Adult Recreation Center. The purpose of case management services is to allow seniors to remain independent in the community as an alternative to institutionalization. Staff at the Center helps to coordinate housing services for seniors, such as in-home care and relocation assistance. Seniors are matched with the appropriate agencies in the community to receive needed assistance, such as the County for special circumstance relocation assistance. The City provides case management services to 160 seniors each year.

Case management is currently funded through federal CDBG funds and City General Funds.

5b. Homeless Services

Program Goals

Continue to work with the Glendale Homeless Coalition on an ongoing basis for the Plan period to support existing programs that have demonstrated effectiveness. And, as funding is available, work to expand these services and facilities.

Emergency Shelters

- Provide 40 year round emergency shelter beds and 10 year round domestic violence crisis shelter beds and serve a combined total of 250 persons annually (2,000 for the 8 year period).

Transitional Shelters

- Provide transitional housing through 116 beds for persons in families, serving 122 persons annually (976 persons over the 8 year period.)

Permanent Supportive Housing

- Provide access to permanent supportive housing to 50 homeless households with disabilities through the Shelter plus Care Program.
- Provide stable housing for persons with special needs through permanent supportive housing. Continue to provide 22 slots for unaccompanied adults.
- Provide stable housing for families with special needs through Chester Street Permanent Supportive Housing Program. Continue to provide 18 beds for persons in families.

Case Management and Supportive Services

- Continue implementation of the Homeless Management Information System (HMIS) program. All funded agencies are using HMIS on a 100% basis.



Homeless Prevention Services

- Provide homeless prevention services through case management, advocacy, and direct financial assistance to households at risk of homelessness to help them maintain/obtain housing. Serve 200 families annually (1,600 for the 8 year period.)

Street Outreach

- Provide street outreach services to the chronically homeless street population in Glendale and connect clients to the Continuum of Care.

Domestic Violence Programs

- Provide safe emergency housing as part of a year round 10 bed domestic violence shelter and serve a combined total of 60 persons annually (480 for the 8 year period.)

Support Services

- Provide Medical Discharge Counseling services to homeless persons being discharged from Glendale Adventist Medical Center to address emergency needs and link them to homeless services under the local preference for homeless families.

Program Description

The City of Glendale has estimated in the January 2013 count that there are 299 homeless persons in 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.

The Continuum of Care is comprised of outreach and assessment, emergency, transitional and permanent 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'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 Supportive Housing Program (SHP), many components of the continuum of care are in place.

5c. Medical Services (MS) Zone

Program Goals

Create a new Medical Services (MS) Zone to encourage a variety of uses supportive or dependent on medical uses in close proximity to hospitals, including supportive services, special-needs and transitional housing.

Program Description

The City of Glendale has three hospitals which greatly influence the character of the neighborhoods in which they are located. Currently, all hospitals are zoned for C3-



Commercial Services, a zone aimed at providing for general commercial activities. Hospitals, however, share characteristics that are not typical of general commercial activities, and could benefit from having distinct standards. In addition, the presence of a hospital often creates demand for housing related to hospital workers including nursing students and visiting doctors. There is often a demand for special-needs housing, convalescent homes, senior housing, temporary housing for patient families (Ronald McDonald house) and housing with supportive services in areas nearby hospitals. The City will adopt a Medical Services (MS) zone to accommodate a variety of commercial and residential activities that support hospitals.

5d. Developmental Disabilities Housing Services

Program Goals

Work with nonprofit groups serving persons with developmental disabilities in the Glendale area and with the Lanterman Regional Center to educate, inform, and assist disabled person in locating and maintaining housing in Glendale.

Program Description

Develop an informational brochure and other outreach methods that will provide information on City and other agency/organization housing and supportive services for the developmental disabilities community. Provide housing-related training for individuals/families through workshops and other identified outreach methods. This program will be implemented by the Community Development Department Housing Division by June 2015.

2.2.7 Program Strategy #6 – Fair Housing

The City of Glendale worked to implement a fair housing strategy consistent with State and Federal law. Since 1982, the City made a commitment to develop and update a Fair Housing Plan that insures equal housing opportunities for all residents, regardless of age, race, religion, national origin, physical condition, marital status, or sex. In 2010, the Fair Housing Analysis of Impediments Plan was updated. Furthermore, the City contracts annually with a fair housing provider for fair housing services to Glendale residents.

6a. Fair Housing Plan

Program Goals

Continue to implement the 2010-2015 Fair Housing Analysis of Impediments to Housing Choice (AI) and implement its recommendations. Review and update the AI for 2015 - 2020. Continue to contract with a fair housing service provider for multi-language fair housing and landlord/tenant services to an average annual 1,000 Glendale residents per year. Services include: discrimination complaint education, enforcement and legal services, landlord/tenant counseling, and education/outreach. Update Policies and Procedures for Fair Housing in light of the new proposed (June 29, 2013) Fair Housing Rule and the final adoption of any rule changes for federal grantees, such as the City of Glendale.

Program Description

The City's Fair Housing Plan addresses actions to affirmatively further fair housing. One strategy to further fair housing practices has been an increase in education and outreach for



both renters and rental property owners. The City coordinates semiannual community fair housing workshops. The workshops are made available under a CDBG contract with the Housing Rights Center to serve City residents with fair housing education, conciliation, mediation, and resolving tenant/ landlord disputes. Residents who feel discriminated against by rental property owners, rental property managers, real estate agents, or loan and credit

agents are also referred to the Council to get information and assistance with their discrimination claim. Services through the Housing Rights Center are available in English, Spanish, and Armenian, the three primary languages in Glendale, as well as others.

2.2.8 Program Strategy #7- Sustainability

The State passed AB32 in 2006 and SB375 in 2007 to reduce greenhouse gas (GHG) emissions through a variety of methods, including local long-term planning. The State identified guidelines for local government compliance. As a result, the Southern California Association of Governments (SCAG) prepared a combined Regional Transportation Plan and Sustainable Communities Strategy (RTP/SCS) to provide coordinated transportation and housing with GHG reduction targets for the SCAG region. To comply with AB32 and SB375 State mandates, Glendale received a grant and prepared the three-part Greener Glendale Plan consisting of the following:

- Greener Glendale 2010 Report identifying the status of Glendale GHG reduction efforts;
- Greener Glendale Plan for Municipal Operations identifying GHG emissions, programs, strategies and targets for GHG reduction for actions under the direct control of the City of Glendale; and,
- Greener Glendale Plan for Community Activities identifying programs, strategies and targets for GHG reductions for activities occurring within the City of Glendale, but outside control of the municipality.

The Greener Glendale Plan was completed in 2012 and provides the basis for the following housing-related programs which further Glendale's sustainability efforts. These programs, along with the Glendale Water and Power Public Benefits programs, the Tropic Station neighborhood target area, and Mixed-Use Standards for Transportation Corridors (See Programs 1c, 1e, and 2e) are consistent with Greener Glendale Plan policies for increasing efficiencies in government operations and furthering green community efforts related to urban design, energy, water, urban nature and transportation.

7a. South Glendale Community Plan

Program Goals

Continue with the realignment of Glendale's General Plan Land Use Element from a citywide view of land uses to a community focus on land uses within neighborhoods. In November 2011, Glendale adopted the North Glendale Community Plan, the first of several community plans, to focus future land use planning to reflect individual neighborhood character. This program to prepare Community Plans to reflect neighborhood characteristics will continue, with the creation of the South Glendale Community Plan.

Program Description



This program includes a review of existing neighborhoods, identification of areas to maintain, enhance and transform and an identification of changes necessary to implement the plan. A necessary and integral part of developing the South Glendale Community Plan is the preparation of an environmental impact report at a program level. The South Glendale Community Plan area includes the neighborhood “target area” Tropic Station neighborhood, and one purpose of this program will be to incorporate transit-oriented development principles (See Program Strategy #1, Target Areas) into the South Glendale Community Plan. The South Glendale Community Plan is presently under preparation and will be adopted in 2015 as funding allows.

7b. Permit Streamlining

Program Goals

Due to the State elimination of Redevelopment Agencies, the City began a major staff reduction and reorganization in 2012. Community Development was particularly hard hit, with major funding reductions and over a 50% reduction in staffing. This program aims at studying and revamping Glendale’s development entitlement process in order to realign licensing, permit and development processing requirements with new and long-term staffing and budgetary constraints and mandatory state and federal processing timeframes.

Program Description

This program includes a review of Glendale’s entitlement processes for the purpose of identifying opportunities to reduce or eliminate redundant review processes. This program includes the potential for changes to development codes and the General Plan to increase the number of projects subject to approval by staff and the Director of Community Development and to reduce the number and need for public hearings where other opportunities are provided for public input into the decision-making process. This program is on-going.

7c. Transit-Oriented Development Housing Standards

Program Goals

Complete the existing study of the grant-funded Tropic Station neighborhood to identify policies and programs to create a transit-oriented neighborhood. Review and implement transit-oriented development (TOD) study recommendations in the South Glendale Community Plan and in the zoning code as they relate to zoning locations and standards for residential development.

Program Description

This program includes continuation of the Tropic Study and implementation of appropriate transit-oriented development recommendations related to housing. Appropriate policy recommendations would be incorporated into the South Glendale Community Plan to ensure transit-oriented policies become part of Glendale’s General Plan. Zoning standards would also be reviewed to encourage transit-oriented development, including housing, based upon recommendations of the Tropic Study. This program is on-going and will be implemented following approval of environmental review for the South Glendale Community Plan.

7d. Greener Glendale Climate Adaptation Plan

Program Goals



Monitor state and federal regulations regarding climate adaptation.

Program Description

This program is the monitoring governmental required for the preparation of Climate Adaptation Plans. Governor Brown has stated that a challenge facing the state is preparation for climate change and climate adaptation. While not mandated at this time, the City will continue to monitor climate adaptation plan regulations. If required by the state or federal government, Glendale will seek outside funding to prepare a Climate Adaptation Plan as a fourth segment of the Greener Glendale Plan. The first three segments of the Greener Glendale Plan are described above in the preamble for Strategy 7: Sustainability.

EXHIBIT 2-1 EIGHT-YEAR HOUSING PLAN SUMMARY

PROGRAM STRATEGY #1 - PRESERVATION AND ENHANCEMENT OF EXISTING HOUSING STOCK	
1a. Multifamily Rehabilitation Loan Program	
Project Objective	Maintain quality of housing, particularly for very low and low income households.
Number of Assisted Units, Eight Year Total	19 apartment units assisted with acquisition/rehab loans
Funding Source(s)	HUD-HOME; LMIHAF
Responsible Agency	Community Development Department
Time Frame	Ongoing
1b. Multi-family Acquisition/Rehabilitation Loan Program	
Project Objective	Maintain quality of housing, particularly for extremely low, very low and low income households.
Number of Assisted Units, Eight Year Total	17 affordable senior housing units with a Veterans preference for several of the units
Funding Source(s)	Low Income Housing Tax Credit and Low and Moderate Income Housing Asset Funds.
Responsible Agency	Community Development Department
Time Frame	Ongoing
1c. GWP Public Benefit Programs	
Project Objective	Conserve energy and lessen home energy costs for low-income households through grid modernization and public benefits programs for low-income users.
Number of Assisted Units, Eight Year Total	Provide information about available residential programs for all households in Glendale as they complete required registration for Glendale’s Smart Grid. Program service based on demand to 85,000 electric and 33,000 water meters. Maintain capability to provide Smart Home Energy and



	Water Savings Surveys/Rebates; Smart Home Solar Solutions Program; Glendale Care program for low income, Guardian program for low income and Helping Hand program for low income.
Funding Source(s)	Public Benefit Charge (earmarked on electric bills)
Responsible Agency	Glendale Water and Power Department
Time Frame	Ongoing
1d. Code Enforcement	
Project Objective	Improve the quality of existing housing and correct City code violations.
Number of Assisted Units, Eight Year Total	Have the capability to perform 1,400 inspections annually; achieve 100% residential compliance.
Funding Source(s)	HUD-CDBG; City General Fund
Responsible Agency	Community Development Department
Time Frame	Ongoing
1e. Neighborhood "Target Areas"	
Project Objective	Improve quality of life for the Tropico Station neighborhood, a target neighborhood in southern or western Glendale
Number of Assisted Units, Eight Year Total	Not applicable
Funding Source(s)	Project specific grant funding from LA Metro, potential funding from SCAG, City General Fund
Responsible Agency	Community Development Department
Time Frame	Tropico Study completion March 2014 South Glendale Community Plan EIR June 2015
1f. Conservation of Existing and Future Affordable Housing	
Project Objective	Provide for the continued affordability of the City's low and moderate income housing stock.
Number of Assisted Units, Eight Year Total	Not applicable
Funding Source(s)	Redevelopment set-aside as necessary and available
Responsible Agency	Community Development Department
Time Frame	On-going
PROGRAM STRATEGY #2 - PRODUCTION OF AFFORDABLE HOUSING	
2a. Density Bonus Program	
Project Objective	Continue to encourage development of housing for senior and low-income housing



	through promotion of density bonuses.
Number of Affordable Units, Eight Year Total	26 affordable to very low income
Funding Source(s)	None necessary
Responsible Agencies	Community Development Department
Time Frame	Projects – ongoing (one per year)
2b. Direct City Financial Assistance (including Land Assemblage and Write-Down, Below Market Interest Loans, and Deferred/Forgivable Loans)	
Project Objective	Assemble property and extend write-down grants to non-profit developers to increase supply of affordable housing; provide construction and permanent financing for affordable housing projects and special needs housing projects including Extremely Low Income; provide funds for off-site improvements, city fees, and certain amenities to encourage development of affordable housing. Conduct outreach to developers when funds are available, once a year, through the Statement of Interest Process.
Number of Assisted Units, Eight Year Total	180 new construction units
Funding Source(s)	HUD-HOME, LMIHAF, Leveraged Affordable Housing Funds
Responsible Agency	Community Development Department
Time Frame	On-going with outreach to developers once a year.
2c. Inclusionary Zoning	
Project Objective	Continue to implement zoning to require developers of housing in the SFRCRPA to meet a housing project’s inclusionary obligation through construction of affordable for-sale units or through in-lieu fees.
Number of Assisted Units, Eight Year Total	Unknown - 15% requirement based upon for-sale housing units constructed in SFRCRPA.
Funding Source(s)	In-Lieu
Responsible Agency	Community Development Department
Time Frame	As requested
2d. Community Housing Development Organizations and Other Nonprofit Housing Organizations	
Project Objective	Coordinate with local nonprofit groups to facilitate affordable housing development and improvements.
Number of Assisted Units, Eight Year Total	Unknown
Funding Source(s)	HUD-HOME; Project-specific grant funds



Responsible Agencies	Community Development Department
Time Frame	As requested
2e. Mixed Use Standards for Transportation Corridors	
Project Objective	Review zoning standard constraints in transportation corridors
Number of Assisted Units, Eight Year Total	Unknown
Funding Source(s)	General Fund
Responsible Agencies	Community Development Department
Time Frame	By June 2017
PROGRAM STRATEGY #3 - RENTAL ASSISTANCE	
3a. Section 8 Rental Housing Choice Voucher Payments	
Project Objective	Continue rental subsidies to extremely low income and very low-income families and elderly.
Number of Assisted Units, Eight Year Total	Continued subsidy to 1,500 Glendale and 1,500 other community (portable voucher) households. A minimum of 75% served are Extremely Low Income annually.
Funding Source(s)	HUD Section 8 Housing Choice Vouchers
Responsible Agencies	Community Development Department
Time Frame	On-going
PROGRAM STRATEGY #4 - INCREASE HOMEOWNERSHIP OPPORTUNITIES	
4a. Small Lot Subdivision	
Project Objective	Consider standards to allow small lot subdivisions as infill projects in multi-family neighborhood.
Number of Assisted Units, Eight Year Total	Unknown
Funding Source(s)	None
Responsible Agencies	Community Development Department
Time Frame	June 2014
PROGRAM STRATEGY #5 - HOUSING SERVICES	
5a. Care Management Services	
Project Objective	Continue to provide referral assistance to senior citizens to link them with services, enabling them to remain in their homes.
Number of Assisted Units, Eight Year Total	Provide case management assistance to 160 individuals annually
Funding Source(s)	CDBG, City General Fund
Responsible Agencies	Community Services and Parks Department and Los Angeles County
Time Frame	Ongoing



5b. Homeless Services	
Project Objective	Provide services in the following areas on an ongoing basis: --Emergency Shelters --Transitional Shelters --Permanent Supportive Housing --Case Management and Supportive Services --Homeless Prevention Services --Rapid Re-Housing Services --Street Outreach Domestic Violence Programs Supportive Services
Number of Assisted Units, Eight Year Total	Emergency Shelter: 2,000 persons Transitional Shelter: 928 beds for persons Permanent Supportive Housing: 720 persons Case Management and Supportive Services: 9,600 persons Homeless Prevention Services: 1,600 persons Street Outreach: 2,400 unduplicated clients served Domestic Violence Programs: 480 persons Supportive Services: 19,000 unduplicated clients served
Funding Source(s)	HUD-HOME Continuum of Care Program; Shelter Plus Care; Emergency Solutions Grant, other private and agency resources.
Responsible Agencies	Community Services and Parks Department
Time Frame	On-going
5c. Medical Services (MS) Zone	
Project Objective	Create a Medical Services (MS) Zone that encourages supportive, special needs and transitional housing in proximity to hospitals.
Number of Assisted Units, Eight Year Total	Unknown
Funding Source(s)	None
Responsible Agencies	Community Development Department
Time Frame	Implement by 2014
5d. Services for Persons with Developmental Disabilities	
Project Objective	Outreach to developmental disabilities community to educate, inform, and assist disabled persons in locating and maintaining housing.
Number of Assisted Persons	Unknown at this time.
Funding Source (s)	HOME and LMIHAF Administration, General Funds



Responsible Agencies	Community Development Department
Time Frame	Implement by June 2015
PROGRAM STRATEGY #6 - FAIR HOUSING	
6a. Fair Housing Plan	
Project Objective	Continue to promote and update a Fair Housing Strategy consistent with State and Federal law.
Number of Assisted Units, Eight Year Total	Continue to contract with a fair housing provider to meet annual goals: educational; tenant/landlord services; and discrimination services. Implement current 2010-2015 Analysis of Impediments (AI); Update the AI for 2015-2020. Implement proposed (2013) federal Fair Housing Rule for Grantees when adopted.
Funding Source(s)	HUD-CDBG, HOME, Section 8
Responsible Agencies	Community Services and Parks Department
Time Frame	On-going

PROGRAM STRATEGY #7 - SUSTAINABILITY	
7a. South Glendale Community Plan	
Project Objective	Continue to prepare and adopt the South Glendale Community Plan
Number of Assisted Units, Eight Year Total	Not applicable
Funding Source(s)	General fund
Responsible Agencies	City-wide
Time Frame	By 2015, as allowable based on environmental review funding.
7b. Permit Streamlining	
Project Objective	Reduce barriers and processing times for entitlement approval, including entitlement approval related to housing development
Number of Assisted Units, Eight Year Total	Not applicable
Funding Source(s)	Unknown
Responsible Agencies	Community Development Department
Time Frame	Implement by 2014
7c. Transit-Oriented Development Housing Standards	
Project Objective	Following the Tropico Station study and consistent with the South Glendale Community Plan, incorporate transit-oriented development housing standards and implement where appropriate on transportation corridors.
Number of Assisted Units, Eight Year Total	Not applicable



Funding Source(s)	Unknown
Responsible Agencies	City-wide
Time Frame	Implement by 2016
7d. Greener Glendale Climate Adaptation Plan	
Project Objective	Monitor state law regarding Climate Adaption Plan requirements.
Number of Assisted Units, Eight Year Total	Not applicable
Funding Source(s)	Unknown
Responsible Agencies	City-wide
Time Frame	On-going

2.3 CONSISTENCY WITH OTHER ELEMENTS OF THE GENERAL PLAN

The Elements which comprise the Glendale Comprehensive General Plan are required by law to be internally consistent. Together these elements – Land Use, Housing, Open Space and Conservation, Circulation, Safety, Seismic Safety Noise, Air Quality, Community Facilities, Historic Preservation, and Recreation provide the framework for development of those facilities, services and land uses necessary to address the needs and desires of the City’s residents. To ensure that these needs are clearly addressed throughout the General Plan, the elements must be interrelated and interdependent. This section examines the relationship of the Housing Element and its policies to the other elements of Glendale’s General Plan.

The Housing Element is most closely related to the Land Use Element, which establishes the location, density and type of residential uses permitted in Glendale. This update to the City’s Housing Element reflects changes made to the Land Use Element when it was comprehensively revised in 2011 in response to the creation and adoption of the North Glendale Community Plan and the Greener Glendale Plan. The Greener Glendale Plan is a sustainability document prepared in three phases, addressing baseline conditions and programs in 2010, municipal operations in 2011 and community activities in 2012. The Greener Glendale Plan, prepared in compliance with AB 23 (2006) known as the Global Warming Solutions Act and SB 375 (2008) known as the Sustainable Communities and Climate Protection Act, blends policies and programs for housing, transportation, urban design, energy efficiency, water conservation and urban nature to reduce Greenhouse Gas Emissions (GHG). This Housing Element bases the calculation of residential development potential on the most recent update to the Land Use Plan. The policies and proposals of the Housing Element are entirely consistent with those set forth in the Land Use Element.

The Open Space and Conservation and Recreation Elements set forth policies for the preservation and protection of the City’s natural environment through the conservation of significant open space areas, acquisition of land for parks and recreation, and restriction of development in hazardous areas. The updated Housing Element is consistent with these policies in that the Element does not propose the utilization of land for housing, or create additional intensities of usage not called for in the Land Use Element.

The Circulation Element directs the development of an integrated system of streets to carry the flow of traffic generated by adopted land uses. At the same time, the element seeks to minimize the adverse environmental and aesthetic of the road network and traffic on sensitive land uses such as housing. In 2011 Glendale amended the Circulation Element to include complete streets policies. In 2013 the City adopted an updated Bicycle Transportation Plan



to augment Circulation Element policies related to bicycles and pedestrians. By establishing a network of complete streets, bikeways, pedestrian ways and equestrian trails which link the City's various scenic, historic and environmental/open space amenities, the Element attempts to create a satisfying living environment for the City's residents. The Circulation Element is based on the distribution and intensity of land uses established by the Land Use Element, as is the updated Housing Element.

The Community Facilities Element designates locations of public facilities such as schools, emergency service facilities, parks, and public structures. Since the revised Housing Element does not propose any major new development not called for in the Land Use Element, no inconsistencies exist between the Community Facilities Element and the updated Housing Element.

The Safety Element identifies the City's inherent geologic and seismic hazards and indicates appropriate actions in response to these and other hazards in Glendale. The Safety Element recommends goals, policies, and programs to guide the development and protection of residences and their occupants. The revised Housing Element does not make any recommendations which are inconsistent with the intent of this element.

The Noise Element contains policies to reduce the impacts of noise on the City's residents. Residential development in areas with high noise is discouraged unless adequate noise attenuation features are included in project designs which reduce noise to acceptable levels. The updated Housing Element does not propose any new areas for residential development not identified in the Land Use Element, and no new areas of potential conflict between residences and noise generators are created. The utilization of greenbelts and open space, along with the enforcement of noise attenuation standards established in the Building Code, will serve to protect new residential development from potential noise conflicts.

The Historic Preservation Element identifies those structures and sites recognized as having historic significance. While some structures have been officially recognized by Federal and State agencies, the focus of the City's element is on local relevancy. The Historic Preservation Element establishes guidelines for the preservation of these sites and buildings, including several historic residences. The updated Housing Element contains no goals or policies in conflict with the intent of the Historic Preservation Element.

2.4 CONSISTENCY WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

An initial study and negative declaration were prepared for this project in accordance with the California Environmental Quality Act (CEQA). Comments received during the public comment period were addressed in the final negative declaration prepared for this project. It is a requirement that the final negative declaration be approved prior to adoption of the update to the Housing Element.

2.5 CONSISTENCY WITH THE GLENDALE REDEVELOPMENT AGENCY IMPLEMENTATION PLAN

AB x1 26 as amended by AB 1484 (2011) dissolved redevelopment agencies as of February 1, 2012. All ongoing redevelopment activities were suspended at that time and successor agencies were appointed to wind down the affairs of redevelopment agencies. The Glendale



Successor Agency (GSA) is responsible for that wind up in the City of Glendale. The GSA has been working cooperatively with the Glendale Housing Successor Agency (Housing Authority of the City of Glendale) to complete several affordable housing developments and housing related enforceable obligations outstanding at the time of dissolution of redevelopment.

The Housing Assets of the Glendale Redevelopment Agency were transferred to the Housing Authority of the City of Glendale. Program income resulting from the investments of Redevelopment Set Aside funds in prior years, such as loan repayments, are now assets of the Housing Authority and are called Low Moderate Income Housing Asset Funds (LMIHAF). Expenditure of those funds is limited to those eligible uses permitted by California Redevelopment Law. However, there is some dispute as to the continuing obligations of the Housing Successor Agencies to track and report the expenditures of LMIHAF and to meet other requirements of Redevelopment Law for expenditure of funds, including targeting funds proportionally to low/moderate income households as reflected in local RHNA affordable housing percentages or US Census senior/family ratios in the community. Pending legislation (SB133) seeks to assert specific obligations for expenditures of those funds; however, this legislation has not been passed into law and does not apply at this time.

2.6 QUANTIFIED OBJECTIVES 2014 - 2018

Government Code Section 65583b requires identification of quantified objectives for five years, and the term of this Housing Element is eight years. Exhibit 2-2 shows the quantified objectives that establish the maximum number of housing units by income category that can be constructed, rehabilitated and conserved over a five year period, from 2014 through 2018. Those units projected for extremely low income, very low income, low income, and moderate income are assisted units with funded (but not entitled), entitled, or projects under construction with housing units will remain affordable for a period of time. Two above-moderate income units are located within the three projects with direct financial assistance and 345 above-moderate income units are within 2 density bonus assisted projects. Another 934 above-moderate income units are found in private projects not linked to financing with affordability requirements. The entitled or in construction units are described in Exhibit 4-36. Section 4.6 of the Housing Element contains a list of the five assisted housing projects with their anticipated timeframes for development and affordability restrictions.

Section 4.5 Preservation of Assisted Units identifies affordable units which are at risk of conversion to market rate units during the timeframe for this element. As explained in Section 4.5, the City studied the degree of risk for conversion of units with affordability restrictions to market rate units and identified the manner in which the City will assist in the preservation of existing units. It was noted that 209 units with short term affordability restrictions as a result of multi-family rehabilitation loans to private owners have a high likelihood of conversion to market rate units during the years 2014 - 2018, with no additional housing units having a high likelihood of conversion in plan years 2019 - 2021. It is not anticipated to be financially feasible to retain these units as affordable units beyond the expiration of loan agreements due to the gap between the required affordable rents and market rate rents for comparable units in Glendale. As noted in the Fiscal Analysis in Chapter 4, the most cost effective method of replacement of affordable units is through construction of new units, rather than conservation of existing affordability contracts. For this reason, Exhibit 2-5 does not identify conservation or preservation of units within the 2014-2018 time



frame. However, Program 1f is identified to address conservation of affordable units if an owner has interest in continuing with this program and if funding becomes available.

Exhibit 2-2 reflects five-year goals for these programs.

Income Level	New Construction/ Density Bonus	MF Rehab	MF Acquisition/ Rehab	Conservation Preservation	Total
Extremely Low Income	5	0	4	0	9
Very Low Income	30	0	8	0	38
Low Income	11	9	5	0	25
Moderate Income	0	0	0	0	0
Above Moderate Income	346	0	1	0	347
Above Moderate (non assisted)	945	0	0	0	945
Total	392 + 945 non-assisted = 1,337	9	18	0	1,364

EXHIBIT 2-2 QUANTIFIED OBJECTIVES BY INCOME CATEGORY 2014 - 2018



CHAPTER 3 – REVIEW OF GOALS AND POLICIES FROM THE PREVIOUS ELEMENT

The State of California requires that each local government update their Housing Element not less than every five years. An important component of this revised Housing Element is the evaluation of the previous Housing Element. It is important to determine if the housing needs have changed, if the goals and policies are still relevant, and if the programs were effective. These questions were systematically considered as part of the Housing Element update. This section of the Housing Element update provides a review of the previous goals, objectives and implementation measures to assess the progress that the City has achieved since the 2006-2014 Housing Element was adopted.



3.1 GOALS AND POLICIES OF THE PREVIOUS ELEMENT

3.1.1 GOAL 1 - A City with a Wide Range of Housing Types to Meet the Needs of Current and Future Residents

Policy 1.1

Provide a variety of residential development opportunities in the City through the zoning of sufficient land with a range of densities.

Review

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 IMU, IMU-R and SFMU zones provide for mixed use opportunities along a wide swath of southwestern Glendale, much of which borders the City of Los Angeles. 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. This is a successful model for mixed-use and has shown to encourage new mixed-use high density residential applications since its adoption. The City will continue to encourage mixed use developments where appropriate and as identified through these programs and will incorporate new mixed use policies in the new element.

Exhibit 3-1 shows the Regional Housing Needs Assessment (RHNA) for the 2006-2014 Housing Element, and documents the number of units built, under construction or in the development process as of August, 2013.

EXHIBIT 3-1 RHNA CONSTRUCTION NEED AND INCOME DISTRIBUTION 2006-2014

Construction Need	Extremely Low Income	V. Low Income	Low Income	Mod. Income	Above Mod. Income	Total
Number of Dwelling Units Needed during the Planning Period	384	383	491	534	1,340	3,131
Percent of Total Construction Need	12.3	12.2	15.7	17	42.8	100

EXHIBIT 3-2 RESIDENTIAL PROJECTS CONSTRUCTED 2008-2013 UNITS BY INCOME LEVEL

New Residential Projects Without Affordability Restrictions	Extremely Low Income <=30% AMI	Very Low Income >30%<=50% AMI	Low Income >50%=<80% AMI	Mod. Income >80%<=120% AMI	Above Mod. Income		Total
					Work Force >120%=165% AMI	Market >165%	
Americana At Brand 100 Caruso Way Town Center Specific Plan Downtown Specific Plan						338	338
416 E Broadway Apartments Downtown Specific Plan						118	118
New Residential Projects With Affordability Restrictions	Extremely Low Income <=30% AMI	Very Low Income >30%<=50% AMI	Low Income >50%=<80% AMI	Mod. Income >80%<=120% AMI	Work Force >120%=165% AMI	Market >165%	Total
Metro Loma 328 Mira Loma SFMU Zone	5	38				1	44



Kenwood Habitat 711 N Kenwood R-1250 Zone			11				11
SNK 214-220 E. Broadway Downtown Specific Plan						34	34
Casa de la Amistad 6200 San Fernando IMU-R Zone		23				1	24
Garfield Gardens 205-307 E Garfield R-2250 Zone		21	8			1	30
Glendale City Lights 3673 San Fernando Rd IMU-R Zone	7	41	19			1	68
Salvation Army 615 Chester R-2250 Zone			4				4
Doran Gardens 331-349 Doran St R-1250 Zone				57		3	60
Vassar City Lights 3685 San Fernando Rd SFMU Zone	7	42	21			2	72
Geneva Habitat for Humanity 624 Geneva Street R-1250 Zone			5				5
Eleve Apartments 200 E Broadway Downtown Specific Plan		14*				194	208
Number of Dwelling Units Constructed 2008-2013	19	179	68	57	0	893	1,216



**EXHIBIT 3-3 RESIDENTIAL PROJECTS IN DEVELOPMENT PIPELINE 2008-2013
(ENTITLED AND/OR UNDER CONSTRUCTION) BY INCOME LEVEL**

Entitled and/or Under Construction	Extremely Low Income ≤30% AMI	Very Low Income >30%≤50% AMI	Low Income >50%≤80% AMI	Mod. Income >80%≤120% AMI	Work Force >120%≤165% AMI	Market >165%	Total
Orange and Wilson 200 W Wilson Ave. Downtown Specific Plan						166	166
Brand and Wilson 111 N Brand Downtown Specific Plan						235	235
Legendary Tower 300 N. Central Downtown Specific Plan						72 & 8 live/work	80
124 W Colorado Downtown Specific Plan						50	50
228 S Jackson Downtown Specific Plan						28	28
Laemmle Lofts 111 E Wilson Ave Downtown Specific Plan						42	42
313 W California Apts. 301 N Central & 313 W California Downtown Specific Plan		4*				80	84
Camden Triangle 3900 San Fernando Rd SFMU Zone		22*				265	287
128-132 S Kenwood Downtown Specific Plan						35	35
Louise Gardens 101 N Louise Downtown Specific Plan						63	63
Verdugo Gardens (DPSS) 610 N Central Downtown Specific Plan						235	235
Units Under Construction or Entitlements Received 2008-2013	0	26	0	0	0	1,279	1,305



EXHIBIT 3-4 TOTAL RESIDENTIAL PROJECTS 2008-2013 BY INCOME LEVEL

Construction and Entitlement Need	Extremely Low Income	Very Low Income	Low Income	Mod. Income	Above Mod. Income	Total
Number of Units Built, Under Construction or Entitled 2008-2014	19	205	68	57	2,172	2,521
Net Units Needed 2006-2014	365	178	423	477	-832	1,443

Sources: SCAG 2011

City of Glendale Building and Safety 2013

*Affordability Covenants for 30 years.

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. Glendale’s Community Development and Housing Department monitors the affordable housing units for compliance with affordability restrictions. A description and location of the various existing affordable housing projects, including those constructed, under construction, and entitled affordable housing projects can be found in Section 4.6 and Exhibit 4-26. Section 4.6 describes the various affordability levels and funding sources for each assisted project.

In addition to the number of housing units constructed, Exhibit 3-1 includes a tally of the number of housing units which are under construction or entitled. 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. 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.

Policy 1.2

Assure that affordable housing is dispersed throughout the City while recognizing the potential for the integration of market rate and affordable units within individual projects.

Review

During the period of the 2006-2014 Housing Element, the City assisted with the development of numerous affordable and special needs housing projects. Direct financial assistance was provided for construction of 277 new rental units and 76 ownership units. Density bonus projects with affordable units mixed among market rate units built or under construction include Broadway Lofts (Elevé), Triangle Project, Geneva Habitat of Humanity, Kenwood Habitat for Humanity and the Metro Loma Project. Several of these projects are located in South Glendale because that area is zoned to accommodate higher densities because of proximity to transportation corridors and flat lands. However, efforts are made to disperse



affordable housing throughout the City and the two Habitat for Humanity developments are located in the 134 Freeway corridor, which is within the City's geographic center. The City has been successful in assisting development of affordable housing throughout the urbanized "City core", in areas not impacted by steep slopes. The City will continue this policy.

Policy 1.3

Provide higher density residential development in close proximity to public transportation, services and recreation.

Review

Glendale has been successful in concentrating higher density developments in the Downtown Specific Plan and San Fernando Road Corridor areas. The adoption of the San Fernando Road rezoning in 2004 amplified the number of residential units that could be built within close proximity to the Glendale Metrolink Station. In 2012 SCAG began funding of a study to look at transit oriented development standards around the station, building on the 2004 San Fernando Road re-zoning efforts. Glendale's past zone changes resulted in greater residential capacities along portions of San Fernando Road, Los Feliz Road and Colorado Boulevard which are critical public transportation roadways. The adoption of the Mobility Study and the Downtown Specific Plan in 2006 further explored linkages between land use policy and public transportation by centering density for future high density mixed use development along the City's major downtown arterials. The City has been successful in implementing this policy and will continue to do so.

Policy 1.4

Continue to promote residential/mixed use development, including live-work units in appropriate locations.

Review

A variety of residential zones are available in diverse parts of the city although it should be recognized that higher density developments must be located where they can be supported by the necessary infrastructure, including the street system. The City has rezoned downtown Glendale and the San Fernando Road corridor to promote mixed-use zoning. These efforts raised allowable densities along certain transportation corridors and in downtown Glendale and increased the predictability of receiving greater residential densities in those areas. The adoption of the San Fernando rezoning in 2004 and the Downtown Specific Plan in 2006 provided for mixed use opportunities in industrial areas, including provisions for live-work units. The City has been successful in its implementation of this policy and will continue to encourage residential/mixed use development in appropriate locations.

Policy 1.5

Encourage the development of residential units in the downtown area and along appropriate commercial corridors.

Review

The Downtown Specific Plan and Town Center Specific Plans were successful in encouraging high density residential development in the downtown area. Mixed-use zoning was successful in encouraging high density residential development in South Glendale along the



San Fernando Corridor. Additionally, Glendale commercial zones C1, C2, C3 and CH allow mixed use development to occur along commercial corridors throughout the City. The City will continue to implement this policy.

Policy 1.6

Continue to monitor local, state and federal regulations, ordinances, departmental processing procedures and fees related to their impact on housing costs.

Review

City staff monitors local, state and federal regulations, ordinances and departmental processing procedures and fees related to housing. The City revised its design review board procedures in 2009, and again in 2013 to reduce the time and requirements for development review. The City has formed a permit streamlining taskforce which is in the process of making further revisions to Glendale's development process, including elimination of one of the City's design review boards. Additionally, this policy is embodied in the policy direction and distribution of land use densities in the Land Use Element of the General Plan. Residential land uses are distributed so as to provide economical construction and living opportunities. For example, higher density residential zones are located near bus service and freeway access to bring residents in proximity to transportation. Residential uses are permitted in commercial zones at high residential densities in areas where services are available that can accommodate new development. Expanded housing opportunities in the downtown were adopted through the Downtown Specific Plan and Mobility Study and the Town Center Specific Plan. Housing opportunities were also expanded along the San Fernando Road corridor through the implementation of mixed use standards. The City has been successful implementing this policy by allowing residential uses in commercial zones and through adoption of specific plans.

Policy 1.7

The City shall explore the feasibility of establishing additional housing trust funds as a means of developing additional affordable housing.

Review

The City has established a housing trust fund as a result of inclusionary zoning requirements in the San Fernando Road Corridor Redevelopment Project Area (SFRCRPA). Fees may be contributed to the fund by residential developers in the area in-lieu of development of onsite affordable units. No fees have been collected to date, although inclusionary housing units have been developed on site as part of affordable housing developments. Due to the California Superior Court decision, which was upheld by the California Court of Appeals, *Palmer vs. City of Los Angeles*, 175 CAL App. 4th 1396 (2009) it was determined that inclusionary zoning for rental units (even within Redevelopment Project areas) was not enforceable without further action by the State legislature. It does apply to new homeownership units, but homeownership development in the SFRCRPA has not yet proven feasible. Legislation has been introduced in the State Legislature to permit inclusionary rental housing programs, but no action has been taken to date. The City will continue to implement this policy as it applies to homeownership development and it is incorporated in Chapter 2 as Policy 1.7.

**Policy 1.8**

The City shall continue to promote the consolidation of small lots for residential development through the lot width density bonus program.

Review

The City will continue to maintain density incentives for combining small lots for residential development through the lot width density bonus program. This has been an effective method for encouraging the development of new market rate units at by-right densities up to 40 units per acre, which are considered affordable densities. In addition, the City allows the by-right density for lot width density bonus to be combined with density bonus for affordability provisions in accordance with SB1818 (Zoning Code Chapter 30.36- Density Bonus). Allowing the combination of the lot width density bonus and affordability density bonus has been effective in entitling new developments in South Glendale. However, due to the economy, many of the housing developments that received entitlements from Glendale and other cities in the region did not proceed to a construction phase. When the economy recovers, it is envisioned that the current zoning and incentives will allow developers to return with similar housing development proposals. The City will continue to implement this policy.

Policy 1.9

Encourage flexibility in the Zoning Ordinance to promote a wide range of housing types.

Review

The Zoning Code allows flexibility to develop a wide range of housing types and densities. Single-family, multi-family, mixed use, live-work and a wide variety of special needs housing are permitted under the code. In 2013, Glendale adopted a Medical Service (MS) zone, which encourages land uses that support hospitals. The MS Zone encourages assisted living, residential congregate care and convalescent facilities in proximity to Glendale Adventist Medical Center hospital, with the potential for the two other hospitals in Glendale to request similar zoning in the future. This policy has been successfully implemented. The City will continue to implement this policy.

3.1.2 GOAL 2 - A City with High Quality Residential Neighborhoods that are Attractive and Well Designed**Policy 2.1**

Implement the Downtown Specific Plan and the Town Center Specific Plan.

Review

The Glendale Downtown Specific Plan (DSP) and Mobility Study were adopted in 2006. The DSP provides a comprehensive form-based planning tool for downtown, based on existing neighborhood characteristics and opportunities for improvement. The Town Center Specific Plan, adopted in 2005, was encompassed within the Downtown Specific Plan. The Town Center Specific Plan provides for shopping opportunities and open space as identified in the Greater Downtown Strategic Plan. The City was successful in implementing this policy through adoption of the DSP and the Town Center Specific Plan. The City will continue to implement this as Policy 2.1 in Chapter 2.

**Policy 2.2**

Retain the quality and prominent characteristics of existing neighborhoods while improving those in need of change through neighborhood and community planning. Monitor the effects of growth and change.

Review

The City continues to weigh development proposals in residential neighborhoods through use of staff review and Design Review Boards. In November 2011 the City adopted Comprehensive Design Guidelines to aid in design review. Additionally, the City prepared the North Glendale Community Plan and several specific plans including the Town Center Specific Plan and the Downtown Specific Plan. These community plans and specific plans provide for in depth planning within a limited area of the City. The City is presently working on the South Glendale Community Plan. Since this policy requires on-going implementation, the City will continue this housing policy.

Policy 2.3

Continue to utilize the City's code enforcement program to bring substandard units into compliance with City codes and to improve overall housing conditions in Glendale.

Review

The Neighborhood Services Division coordinates an ongoing program of code enforcement, with backup assistance from the Building and Safety Division and other enforcement agencies. The City Attorney's office assists the Neighborhood Service Division to pursue prosecutions where administrative enforcement activities do not produce the required results. Between 2006 and 2013, the City was proactive in bringing properties into compliance through the Code Enforcement Program. In 2012, 27,000 field inspections were completed and 1,900 cases were initiated by Neighborhood Services staff. Glendale was successful in implementing its Code Enforcement Program; deterioration of existing housing decreased. The City will continue this housing policy.

Policy 2.4

Continue existing residential rehabilitation programs which provide financial and technical assistance to lower income property owners and property owners providing affordable units.

Review

The single family owner and multi-family residential rehabilitation programs were developed to assist low income homeowners and rental property owners who rent units at an affordable rent in order to preserve an aging housing stock of units serving low-income households. The rental rehabilitation program also provided short term (5-15 years) of housing affordability restrictions.

From 1998 to 2005, the terms and conditions of both loan programs changed in response to a changing housing market and increasing construction and materials costs. Maximum loan amounts were increased and loan terms were reduced in order to address the cost of basic repairs and to make the loans more attractive to private property owners.

Since 2000, the rental rehabilitation program became increasingly difficult to market to private property owners due to the increasing gap in affordable rents required by the loan program and the market rate rents the owners could obtain without the program.



Due to the loss of Redevelopment Set Aside funds the single family owner rehabilitation program was terminated in 2011.

Policy 2.5

Promote increased awareness among property owners and residents of the importance of property maintenance to long term housing quality.

Review

The Code Enforcement Program focuses on education, resorting to punitive action only when necessary. There is a citizen advisory board (the Committee for a Clean and Beautiful Glendale) in place that conducts programs which address the importance of property maintenance. Additionally, the City uses newspaper articles, flyers, a website, online newsletter, twitter and community meetings as part of its outreach efforts.

Policy 2.6

Educate property owners in the need to design and use materials consistent with the character of the residence and neighborhood.

Review

The Design Review Boards and staff regularly advise property owners on the need for new and remodeled buildings to be compatible with existing neighborhoods and for materials to be consistent with building style and architecture. Design Review Board (DRB) meetings are held every Thursday afternoon and are open to the public. All DRB meetings are televised on the City's channel GTV6 and are archived for 24-hour viewing on the City's website. Prospective applicants may also discuss design review issues with city planners at no charge during public counter hours 7am – 12pm weekdays or over the phone during all regular city work hours.

The Historic Preservation Commission and the historic planner regularly advise property owners on the benefits afforded to owners of historic resources and make them aware of their responsibility to maintain their properties. In 2006, the City adopted Design Guidelines for Historic Districts, an illustrated, user-friendly document which will give guidance to property owners on a wide range of maintenance, building improvement and building addition projects. The Design Review process also fulfills the intent of this policy for structures not designated in the Glendale Register of Historic Resources.

The City has been successful in implementing this housing policy. However, this is an on-going effort and will continue to require substantial effort on the part of the City and residents to ensure its success. This housing policy will be continued. Additionally, review of this policy has shown that there is a need for additional tools to assist the public in creating designs that are compatible with existing development and neighborhoods. New housing policies have been added in Chapter 2 relating to development of design guidelines for residential uses and to provide guidance to the Design Review Boards concerning visual appeal of residential neighborhoods.

Policy 2.7

Encourage the preservation of historic resources in a manner sensitive to historic design and promote the development of historic districts through standards contained in the Historic Preservation Ordinance and by the activities of the Historic Preservation Commission.

**Review**

The Historic Preservation Commission has been active in encouraging the preservation of historic resources. Since 2006, the City has adopted five residential historic districts: Ard Eevin Highlands, Cottage Grove, North Cumberland Heights, Rossmoyne and Royal Boulevard. As of May 2013, Brockmont Park is under study for historic district status.

Policy 2.8

Develop design guidelines for residential uses including the use of high quality materials, site planning and other standards.

Review

In November 2011, the City adopted Comprehensive Design Guidelines which provide design direction for a variety of residential uses throughout the City of Glendale. The Comprehensive Design Guidelines include direction for incorporating high quality materials, proper site design, scale, massing, landscaping and other standards.

Policy 2.9

Ensure the variety and visual appeal of residential development in Glendale through the Design Review process.

Review

Glendale has Urban Design staff who review new development for compliance with various City design guidelines and make recommendations to various development review and approval bodies, including the City Council, Housing Authority, two Design Review Boards, Historic Preservation Commission, the Director of Community Development and Planning Hearing Officers. In 2011, the City adopted Comprehensive Design Guidelines to aid the community, developers, decision-makers and staff in the creation, review and approval of residential projects that are compatible with the various neighborhoods in which they are located. In late 2008, the City also decided to re-organize its General Plan Land Use Element, shifting emphasis upon neighborhood and community planning, rather than city-wide land use. As a result of this shift, the Community Development Department and resident advisory committee created the North Glendale Community Plan which incorporates neighborhood descriptions, neighborhood-based development policies, design guidelines and public improvements.

Policy 2.10

Respect scale, historic continuity, and a sense of community in new residential development.

Review

In 2011 the City adopted the North Glendale Community Plan, an update to the City's General Plan which included the study of residential neighborhoods throughout the Crescenta Valley portion of Glendale. This Community Plan includes a broad historic context that recognizes the importance of past actions in establishing today's communities. As a result of this study, residential neighborhoods were described and architectural guidelines established which, in part, are based on preserving the historic character of residential neighborhoods. Community Development staff are currently drafting the South Glendale Community Plan and will eventually establish community plans throughout the City in order to ensure that Glendale's Land Use Element reflects the character of individual neighborhoods.



Policy 2.11

Consider “target areas” as a strategy to foster safe, sanitary and secure housing; to expand public open space; and to provide a catalyst for neighborhood improvement.

Review

The City has determined that using target areas for neighborhood revitalization is a better strategy to foster improved housing and high quality neighborhoods of all types, including those with a significant percentage of renters. This tool has become a method of preserving and improving existing neighborhoods, rather than a tool only for increasing home ownership opportunities. The City has had success in implementing this program in the Pacific Edison, Adams Square and East Garfield Neighborhoods. However, there are still neighborhoods that need improvements. In 2013 the City began a study of the Tropic Station neighborhood around the Glendale Historic Train Station in order to identify transit-oriented policies and programs that can be implemented to improve this neighborhood. The City will continue to maintain this housing policy as Policy 2.11 in Chapter 2 so that neighborhood improvements may continue.

3.1.3 GOAL 3 - A City with Increased Opportunities for Home Ownership

Policy 3.1

Continue to offer home ownership education, counseling and marketing programs.

Review

A program was in operation since 2001 that provided 6 home buyer education classes each year with approximately 30 people attending each class. Two classes were provided each year in foreign languages – one in Armenian and one in Spanish. These classes provided consumer protection advice, basic budget and mortgage underwriting and real estate information to first time home buyers. The classes connected home buyers with lenders, realtors, credit counseling agencies, and other resources for further assistance beyond that provided in the class. The City has successfully implemented this policy. However, with the loss of Redevelopment Set Aside funds, this program was terminated in 2011.

Policy 3.2

Provide additional home ownership assistance such as mortgage revenue bond finances and mortgage interest write-downs, and facilitate private partnerships for home ownership opportunities.

Review

The use of City funds to implement a second mortgage down payment assistance program proved to be not feasible. The program proved to have limited feasibility in the 2006-2014 housing market, especially following the 2007 housing market crash and resulting home purchase credit crunch. The program was terminated in 2011 due to this issue and due to the loss of Redevelopment Set Aside funds. However, partnerships with nonprofit developers, including Heritage Housing Partners and San Gabriel Valley Habitat for Humanity in order to create new construction home ownership units were successful during the eight year review period and resulted in the construction of 76 new affordable home ownership units. However, the City will include a policy to use these tools for development and include them within Policy 3.2 in Chapter 2

**Policy 3.3**

Maximize funding to increase homeownership such as through regional collaboration and by seeking additional Federal, State and private funding opportunities.

Review

Partnerships with nonprofit developers permitted leveraging of outside resources to make homeownership development feasible during a challenging housing market characterized by rapidly decreasing home prices and a credit freeze by banks to first time home buyers. Additional resources were brought to Glendale through the Heritage Housing Partners Doran Gardens project including a \$4.8 million in below market interest rate construction loan from California Housing Finance Agency, \$18 million in New Market Tax Credits (in partnership with the City of Pasadena, Clearinghouse CDFI, Chase Bank), and \$5.2 million in State of California BEGIN grant funds.

Glendale participated in the Mortgage Credit Certificate program. This program is marketed and managed by Los Angeles County, but encountered the same difficult home ownership market as the First Time Homebuyer Program. Some home buyers in Doran Gardens were able to use this program.

San Gabriel Valley Habitat for Humanity projects leveraged significant investments from the Carpenters Union, Disney Corporation, several private foundations, individual contributions of time, labor, and materials and sweat equity from the home buyers. Down payment assistance loans were provided to the individual home buyers from the Federal Home Loan Bank WISH Program and the State of California CalHome Program.

The City will continue to maintain this as Policy 3.2 for all types of affordable housing development in Chapter 2, as these financing tools may become more flexible or usable in Glendale in the future.

Policy 3.4

Review subdivision standards with Zoning Ordinance and Specific Plan standards to minimize barriers to affordable homeownership.

Review

During the plan review period, Glendale conducted a review of the parking standards within the Downtown Specific Plan. The Downtown Specific Plan standards were modified to allow reduced parking for residential units because of the high availability of walking and transit opportunities within the DSP area in 2011. While the DSP standards allowed for reduced parking, the City's subdivision ordinance required two parking spaces per residential unit for new condominiums (home ownership units). In order to encourage creation of new homeownership opportunities, in July 2013, the City Council adopted an ordinance modifying subdivision standards to reduce the parking requirements for condominiums in the DSP area.

Policy 3.5

Assist qualifying tenants displaced by conversion of apartments to condominiums to obtain any assistance for which they may be eligible including first right of refusal to purchase a unit and mortgage and/or down payment assistance through first time home buyers programs.



Review

California state law requires tenant assistance for qualifying tenants displaced by conversion of apartment into condominiums, including first right of refusal to purchase a unit. Due to budget constraints, the City no longer provides direct assistance for down-payment assistance for first time home buyers. However, the City does participate with local lender education programs (Policy 3.1) to encourage first-time homeowners to enter the housing market. Should funding become available in the future, the City will resume this program.

3.1.4 GOAL 4 - A City with Housing Services that Address Groups with Special Housing Needs

Policy 4.1

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.

Review

During the Plan period, eight new construction or acquisition/rehabilitation affordable rental projects, and three single family affordable home ownership projects have been completed in Glendale through public/private partnerships that are providing 376 new affordable housing units. In addition, there are five new residential construction projects which will provide another 89 affordable units.

These developments provide a broad range of housing, including: condominium units for sale to large low or moderate income families needing three or more bedrooms; rental units for low or moderate income tenants who are extremely low income, or who have large families and need three bedroom units; affordable rental units limited to seniors only; affordable rental units that provide a preference for veterans of the US Armed Forces; permanent housing for the formerly homeless. A facility that will provide emergency shelter and supportive services to the homeless was constructed during the Plan period. An affordable housing facility for developmentally disabled individuals was constructed using SB1818 incentives and waivers. See Chapter 5 for a list of affordable housing developments and the population each development will serve.

In 2006, the City modified its zoning code to provide by-right opportunities for development of domestic violence shelters and emergency shelters in various zones throughout the City. Program 5f in the 2006-2014 element noted that the City's requirement for emergency shelters to have conditional use permits if located within 300 feet of residential properties be eliminated in the IND Zone. The City modified its zoning so that emergency shelters are permitted by right in the IND and MS zones. The City has implemented this housing policy as demonstrated by the number of projects built or approved and by modification of the zoning code. The City will maintain this housing policy.

Policy 4.2

Promote the development of very low, low and moderate income housing by allowing developers density bonuses or other financial incentives for providing units for low and moderate income residents.

**Review**

The City adopted Chapter 30.36 of the Glendale Municipal Code to implement changes to the California Government Code relating to density bonus programs to assist the production of housing for low and moderate income households. This includes housing for elderly residents. During zoning code revisions in 2006, the requirement for a conditional use permit to allow the City to evaluate the compatibility of senior projects with the surrounding neighborhood was eliminated in all zones where multiple family residential uses are permitted uses. The Downtown Specific Plan also allows density bonus incentives for affordable provisions. Glendale also provides for density bonus for lot width, which can be combined with density bonus for affordability to provide greater options for developers of affordable housing projects. The City will maintain this housing policy. Density bonus developments providing 40 affordable units were constructed or entitled during the review period.

Policy 4.3

Continue to provide programs to enable people to find or remain in affordable housing, such as Section 8 Housing Choice Vouchers.

Review

Ongoing programs for affordable housing are in operation. These include the Section 8 Housing Choice Voucher program. However, the short term rental assistance programs including the Section 8 Moving Assistance Grant, the Dwelling Repair Grant program to assist Section 8 voucher holders and other supportive service clients to locate and move into a unit, the Emergency Rental Assistance Program, and the Low Income Family Employment Rental Assistance Program were terminated in 2011 due to the loss of Redevelopment Set Aside funds. The Section 8 program has significantly increased the number of households it serves in Glendale through cooperation with other Housing Authorities to administer their vouchers in Glendale. The First Time Home Buyer resale down payment assistance program was terminated in 2011 due to the loss of Redevelopment Set Aside funds, although the City continues to a direct financial assistance program to developers of new construction affordable home ownership units. Actual households assisted are found in the review of the Eight Year Housing Plan. The City will continue to maintain this housing policy.

Policy 4.4

Amend the Zoning Ordinance as appropriate to facilitate the development for special needs groups and individuals, such as locating housing and populations near appropriate services.

Review

The Glendale Municipal Code was amended in 2006 to allow senior housing by right in all zones where multiple family residential uses are permitted. Senior housing is also a permitted use in the SFMU and a conditional use in the IMU-R mixed use zones. Zoning code amendments in 2006 added Glendale Municipal Code Chapter 30.36 that provides density bonus incentives in accordance with state law for senior, as well as affordable housing. The City has implemented this housing policy. However, the City is presently considering simplifying housing definitions in the Zoning Code, by creating broader housing categories to accommodate a wider range of housing types and locations. Modifications to housing definitions will be presented to Planning Commission and City Council concurrent with consideration of this Housing Element.

**Policy 4.5**

Continue to offer housing and supportive services to special needs groups such as the elderly and homeless to enable independent living.

Review

The City operates a Care Management Services Program for low and moderate income senior residents. The program provides case management services to assist this special needs group to maintain an independent living situation. Supportive services for homeless and formerly homeless persons are provided and coordinated through the Glendale Continuum of Care, a network of local social service agencies and other providers working together to eliminate homelessness, as described in Policy 4.9, which follows. There are 60 affordable housing units in three developments and three group homes that are designed for and provide some supportive services for developmentally disabled persons. One of these apartment buildings was developed during the Eight Year Plan period. The City will continue to implement this policy.

Policy 4.6

Review the Zoning Ordinance and local Building Code to offer incentives and/or remove restrictions to encourage the development of residential units that are accessible to handicapped persons or are adaptable for conversion to residential use by handicapped persons.

Review

Glendale has modified provisions in the Zoning Code to allow Administrative Exceptions for certain building improvement that do not meet the Zoning Code in order to allow residents to enjoy and stay in their homes. Such changes include allowing ramps and guardrails within required setbacks. In addition, in 2010 the City adopted a Reasonable Accommodation Ordinance in accordance with state law. The City has granted reasonable accommodation request as most requests are reasonable and serve existing residents. One request was partially denied because some of the buildings on the property were constructed illegally and a portion of the request was not related to accommodating persons with a handicap. The City will continue to implement this policy.

Policy 4.7

Continue to offer a handicapped grant program to assist with the addition of handicapped accessibility features to existing dwellings.

Review

State law, Title 24 – State Building Standards Code, California Code of Regulations, also known as the California Administrative Code, now sets the standard for access by the handicapped. These closely follow Federal regulations. The City, through adoption of the Building and Safety Code, enforces the State Building Standards Code. The City may adopt different standards but they must be "substantially the same requirements as are contained in the most recent editions" of the uniform industry codes. Any deviations must be based on findings that "such modifications or changes are reasonably necessary because of local climatic, geologic or topographical conditions" and be approved by the California Building Standards Commission (see Section 17922, etc., Health and Safety Code). The City will remain in compliance with state laws relating to Title 24 and will maintain these actions.



However, the Special Accommodations Grant that provided housing rehabilitation funds and construction oversight for persons with disabilities has been terminated due to loss of Redevelopment Set Aside funds.

Policy 4.8

Coordinate with local social service providers to address the needs of the City's homeless population, including the development of service-enriched and affordable housing.

Review

This program is ongoing and the results are reported in the review of the Eight Year Housing Plan. Due to budget and staff cuts, fewer funds and staff time will be provided to this effort than have been allocated in the past. The City will continue this policy.

Policy 4.9

Permit the development of transitional housing for service-dependent populations in the City's residential zones.

Review

Glendale does permit the development of transitional housing for service-dependent populations in the City's residential zones. Glendale modified its definitions for one and multi dwelling units to clarify that on-site supportive service is permitted for residents in order to allow them to remain in their homes. The City's definition of residential congregate living, limited clearly allows up to six persons or one household to occupy single family residential homes. This definition was modified in response to disability advocates. The residential congregate living, non-medical and residential congregate living, medical definitions allow for a variety of residential accommodations and provide for both transitional and supportive housing opportunities in residential zones. This policy has and will continue to be implemented.

Policy 4.10

Coordinate with social services and nonprofit organizations to assist homeowners who are at risk of losing their homes.

Review

The City refers homeowners who are at risk of losing their homes to banking and social services agencies that provide information to help homeowners maintain their homes. The City no longer maintains case management or loans due to funding cuts. The City will continue its efforts to coordinate with banking institutions and social service agencies.

Policy 4.11

Encourage the development of childcare facilities coincident with new housing development, and consider the use of incentives.

Review

Zoning Code amendments approved in 2006 created Section 30.36.120 which provides incentives for affordable housing developments that provide childcare facilities either on the premises of, as part of, or adjacent to the housing development. The City will continue to implement zoning code incentives for affordable housing developments that provide after school and related programming for children. The City will maintain this policy.

**Policy 4.12**

Retain subsidized units which are at risk of conversion to market rate housing.

Review

During development of the previous Housing Element, the financing structure and expiration dates for 18 development projects and 25 multi-family rental rehabilitation loans were reviewed to determine the risk of conversion to market rate units. The results of this review are found in Chapter 4, Section 4.5 Preservation of Assisted Units. However, due to loss of funding, the City may be unable to retain subsidized units. The City will continue to maintain this as Policy 4.12 in Chapter 2 and will assess each potential conversion independently.

3.1.5 GOAL 5 - A City with Equal Housing Opportunities for All Persons**Policy 5.1**

Promote nondiscrimination of housing by implementing the recommendations of Glendale's Fair Housing Analysis of Impediments to Housing Choice Plan and regularly update the Plan.

Review

Glendale Analysis of Impediments to Fair Housing Choice (AI) and Fair Housing Plan document was updated in 2012. Glendale modified zoning definitions to eliminate five of the impediments identified in this the AI in 2013. The City of Glendale is committed to providing adequate accessibility to housing opportunities for all of Glendale's residents. Glendale will continue to implement the recommendation in the AI and continue to maintain nondiscriminatory housing policies and practices.

Policy 5.2

Continue to contract with the Housing Rights Center or other fair housing service providers to facilitate access to services by residents seeking assistance.

Review

The City's Community Services and Parks Department administers and monitors services related to Fair Housing in Glendale. The City's Analysis of Impediments was updated last year and is regularly studied to assure that housing impediments are being properly addressed. The City has implemented and will maintain Policy 5.2 to continue to contract with a fair housing service provider.

Policy 5.3

Continue to provide information to the public about housing rights, responsibilities, and opportunities including the provisions of the Glendale Just Cause Eviction Ordinance, which outlines the legal reasons for eviction, required lease terms, and any relocation assistance that may be due.

Review

See information for Policy 5.1. Based on the number of programs enumerated above, the City has successfully implemented and will maintain this housing policy.



3.1.6 GOAL 6 - A City with Housing that is Livable and Sustainable

Policy 6.1

Guide and plan for resources to accommodate future housing need to prevent overcrowding and over-utilization of existing community resources.

Review

The City successfully continued its efforts to coordinate land use and zoning regulations pertaining to residential development to be consistent with the City's General Plan, the blueprint for long-term development of the City. Modification to multiple family densities and the review of hillside development standards helped to ensure that future population growth is within the ability of the community to provide services and community resources. The General Plan is a document that is periodically reviewed for relevance to the community. This is an on-going policy toward balanced development and will continue to remain a housing policy.

Policy 6.2

Identify neighborhoods to facilitate community planning that maintain or improve their character and quality.

Review

The City has sought to improve the quality of life within neighborhoods through comprehensive neighborhood revitalization programs in specific target areas. Target area activities for comprehensive revitalization include construction of affordable housing, parks and school improvements; implementation of extensive residential and commercial code enforcement programs; and public education efforts with residents concerning neighborhood standards. Such projects require significant public involvement in planning and implementation of these efforts. In Adams Square the City created a mini-park out of a historic gas station building and revamped the library. These renovations were based on public outreach and community involvement that aided in determining the scope, design and location of improvements in these areas.

The City of Glendale completed Phase One of its new neighborhood and community planning process. It focused on the North Glendale neighborhoods in an effort to achieve the above objectives. Based on community input, the vision for future development, as well as goals, policies and implementation measures were created. Single family and multi-family neighborhoods in this area are to be maintained and improved. This project culminated in the adoption of the North Glendale Community Plan and Comprehensive Design Guidelines. Phase Two, the South Glendale Community Plan, is currently in process which will be followed by a community plan in West Glendale. The City is also conducting a Tropic Study through a METRO Grant that is looking at transit-oriented development opportunities in South Glendale to improve this neighborhood, as well.

The City has successfully implemented this policy and will continue with Policy 6.2 in Chapter 2.



Policy 6.3

Implement the recommendations of the Open Space and Conservation Element and the Recreation Element of the General Plan to ensure an adequate amount of public open space and developed parkland for the needs of new and existing residential development.

Review

The City of Glendale enhanced existing policies to provide additional open space and recreational opportunities for its residents by incorporating the above policies in the Downtown Specific Plan, North Glendale Community Plan, and Glendale Safe and Healthy Streets Plan. Additional parkland and facilities were developed.

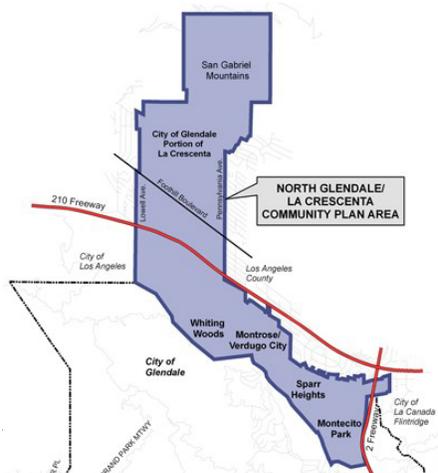
Downtown Specific Plan



A new planned open space system was adopted for the Downtown area, which emphasizes physical and functional linkages between neighborhoods within and around the Specific Plan area and parks. It includes a variety of Downtown parks and pocket parks, an adult recreation center (constructed), and several formal plazas. Development incentives were adopted to encourage the creation of courtyards and outdoor activity areas in conjunction with private

development. These policies are intended to create open spaces within five minute walking distances in Downtown. In June 2013, the Glendale City Council approved it’s first “parklet” in Downtown, where four parking spaces will be replaced with a small public space open to the public. If it is successful, a plan will be developed to create more such spaces. Council also approved the Glendale ["Space 134"](#) project; a concept study for a "freeway cap park" over the 134 Freeway from Central Avenue to Glendale Avenue. The freeway cap park would connect the community to the City's civic, cultural, and business core through public open space and pedestrian and bike friendly trails. As Downtown Glendale moves forward with the 18-hour workday, by promoting the opening of restaurants, bars and nightlife opportunities in the City’s new Arts & Entertainment District, Space 134 will become a key component in furthering that vision. In June 2013 the [Westside Urban Forum](#) recognized Glendale’s proposed Space 134 project with a design award that recognizes projects that demonstrate excellence in addressing the issues of planning for and building a livable future.

North Glendale Community Plan



The North Glendale Community Plan is based on the vision which includes protecting open space, advocating sustainable and responsible development and a variety of recreational opportunities while recognizing the connection with the mountains.



Glendale Safe and Healthy Streets Plan



The goal of the Glendale Safe and Healthy Streets Plan is to make Glendale a better, safer place to walk or ride a bike, which includes providing more connection to parks.

Implementing the above policies, the following parks and facilities were constructed or improved:

Adult Recreation Center



As part of the 3.16 acre Central Park Complex, a new Adult Recreation Center (ARC) was completed in 2010 to meet the needs of the community's expanding senior citizen population. It includes a 19,100 square foot Adult Recreation building and provides assembly areas, game rooms, a gymnasium, a full commercial kitchen and a dining hall for patrons.

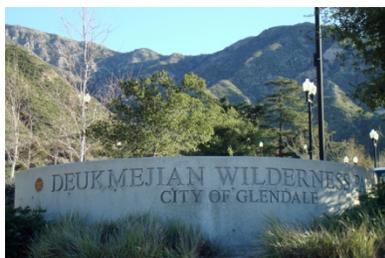
Trails



The Citywide Trails Master Plan was completed in 2008. It established guidelines for multi-purpose (pedestrian, bicycle, equestrian) trail development, trailhead design, public access to open space and park areas, signage, and volunteer programs. New trail maps with proposed improvements for the San Rafael Hills, San Gabriel Mountains (Deukmejian Wilderness Park) and the Verdugo Mountains were approved. The San Rafael Hills "Mountain Do" and "Catalina Verdugo" trails opened to the public on

June 1, 2013. The Mountain Do Trail is a 1,825 foot ADA accessible trail with two rest areas where walkers and the mobility impaired can move off the trail into landscaped areas containing appropriate native plantings, benches, picnic tables, ADA accessible outdoor fitness equipment, and interpretive signage. The Catalina Verdugo Trail is an 8,929 foot multi-use trail is specifically designed to accommodate people of moderate physical fitness and skills.

Deukmejian Wilderness Park and Le Mesnager Barn Renovation



Three phases of this project were completed, including construction of a paved entry road, Park Center area with parking, restrooms, picnic facilities, an amphitheater for outdoor classes, walking paths, a small vineyard, extensive low-water landscaping, and trails. The current Phase IV project includes a programming study to determine what uses will be made of the historic barn and barn renovation (including seismic upgrades). Additional funding must be identified to

complete the renovation.



Glendale Narrow Riverwalk



Phase 1 of the Glendale Narrows Riverwalk was completed in December 2012. It provides ½ mile of landscaped recreational trail along the north bank of the Los Angeles River across from Griffith Park. It includes a small entry park for hikers and bicyclists, a separate staging area for equestrians, another small park area for walking and picnicking, enhancement of wildlife habitat in the river channel, and educational and interpretive exhibits.

Glendale Heritage Gardens



Overhead
View

Completed in 2010, this project included the preservation and reuse of the existing 1913 historically significant bungalow at 141 S. Cedar Street and a mini-park (Cedar Mini Park). Cedar Mini Park is a half-acre site that serves a community within a quarter mile radius of the park, at an estimated population of 5,273 people. The park is situated in a high density area that has a large number of multiple family developments. It was designed as a facility to supply area residents with an inviting garden like setting compatible to the Arts and Crafts period, with walking path, spaces for relaxation, socialization, and picnics, and recreational activities that cater to the community's youth.

Glendale Civic Auditorium Soccer Rink

June 2013 noted the grand opening for the indoor soccer rink at the Glendale Civic Auditorium (upper level). The project was a cooperative effort between the City and community in order to meet the needs of the underutilized Civic Auditorium and soccer players. Glendale has three soccer fields that accommodate more than 4,000 youth soccer players. The Indoor Soccer rink is available for field time and reservations Monday through Thursday and Friday-Sunday based on availability.

The City has been active in obtaining public open space, in developing parklands, and in seeking funding for parkland maintenance. However, the City still remains deficient in developed parkland. The City will continue to maintain this policy.

Policy 6.4

Review and amend as appropriate existing residential zoning standards to require adequate on-site open space and recreational amenities in new developments.

Review

Multiple family zoning standards adopted by Council in 1990, which required an increased amount of private open space and recreational amenities in multiple family residential projects, are still in effect. In addition, the Downtown Specific Plan was adopted in 2006, which contains open space policies. An example of these policies can be found in Sections 5.1.4 and 5.1.5, which are parkland acquisition and smaller open space policies that encourage the establishment of a comprehensive program to obtain new open space locations in downtown Glendale. These policies encourages creation of one large open space of at least one acre and the establishment of public plazas, courtyards, fountains, pocket



parks and other smaller spaces to enhance the larger open spaces. Figure 5-A, of the Downtown Specific Plan shows how the network of open space opportunities can be integrated into the existing fabric of downtown Glendale. Each residential project is required to provide a minimum 140 square feet of outdoor open space per unit. In 2007, the City adopted a development fee to address impacts to parks and recreation programs from new development to offset the costs of additional residents upon parks. The City adopted Comprehensive Design Guidelines in November 2011. They include multi-family residential and mixed-use design guidelines, which address yards and usable open space in new multiple family and mixed-use projects. The City will maintain this housing policy as Policy 6.4 in Chapter 2 and continue implementing the appropriate multi-family and mixed-use design guidelines.

Policy 6.5

Require residential projects to preserve major ridgelines, secondary ridgelines, blue line streams, indigenous trees and other significant environmental features.

Review

Over the past few decades, the City purchased hillside open space in order to preserve major and secondary ridgelines and blue line streams. These purchases prevented the spread of urban sprawl into these areas, and encouraged the development of infill lots within the City core. Due to funding constraints, the City no longer has a budget set aside to purchase tax-defaulted vacant hillside lands for open space purposes. However, the City does continue to review proposed open space donations from the public and generally accepts such land donations when adjacent to other City open space. Additionally, the Santa Monica Mountains Conservancy has purchased conservation easements for some open space properties in Glendale, whereby the property owner receives payment and tax breaks in exchange for leaving the property as undisturbed open space with native vegetation.

In 1993, the City adopted a major hillside development program which resulted in the expansion of the preservation of ridgelines. The preservation of secondary ridge-lines, blue line streams and a greater amount of open space were incorporated into the City's regulatory process. Between 2001 and 2007, the City continued to study and make changes to hillside standards periodically. The implementation of this housing policy remains an ongoing effort in the Planning Department work program. This housing policy will continue as Policy 6.5 in Chapter 2.

Policy 6.6:

Practice neighborhood-based planning through meaningful public participation.

Review

The Glendale City Council approved a community plan program for the development of four community plans, based on geographic neighborhood areas. Phase 1, the North Glendale Community Plan, was completed in 2009. It consists of seven geographic areas and includes a "Vision," Public Improvements, and Design Guidelines to guide future development. This community plan was based on community input and utilized a task force made-up of community members. The South Glendale Community Plan (Phase 2) is in process.

**Policy 6.7**

Continue implementing the Glendale Water and Power's (GWP) energy and water savings programs for residents, which encourage conservation of nonrenewable resources in concert with the use of alternative energy sources and reduced housing costs.

Review

The City of Glendale has undertaken one of the most aggressive energy and water conservation programs in the country through the "Smart Grid" program. With Smart Grid, every single-family housing unit in the City received new electric and water meters so that they may monitor real-time energy and water savings. In addition, the City maintains public benefits programs with aid residents of all incomes, including low income and special needs residents. In 2009, Glendale Water and Power adopted a policy giving priority service for new development for low-income households, as required by the previous housing element.

Policy 6.8

Continue providing brochures and technical assistance that promotes the use of energy conservation features in new and existing dwellings.

Review

Glendale Water and Power and Community Development continue to provide brochures and technical assistance to promote energy conservation features in new and existing development. In March 2011, the City of Glendale adopted Green Building Standards that exceed the Cal Green minimum requirements in order to promote greater energy conservation in new dwellings. This information is provided to the public through the City's Community Development Department website at the following link: http://www.ci.glendale.ca.us/planning/building_and_safety_division.asp.

Many of these standards such as cool roofs, low flow toilets, etc. can be installed in older homes, as well. Glendale Water and Power maintains a website <http://www.glendalewaterandpower.com> which promotes every efficiency programs which operate through this utility. In addition to these City websites, the City uses other electronic media such as the City Connection electronic newsletter to publicize various City efforts, including conservation.. The City will continue to implement this policy.

Policy 6.9

Continue promoting energy and resources efficiency by implementing the City's residential recycling, bulk item collection, household hazardous waste, backyard composting, chopper rebates, Christmas Tree Recycling, electronics recycling, recycling drop-off and worm composting services/programs.

Review

Glendale Water and Power has extensive public benefit programs which promote energy and resource efficiency. In 2010 the City began a citywide Smart Grid program to promote energy efficiency and water conservation. Grant funding for this Smart Grid program included the creation of the City's Greener Glendale Plan, a sustainability plan with programs identified to reduce greenhouse gases, recycling, composting, waste reduction strategies and other actions consistent with sustainability. The Greener Glendale Plan included participation from all City departments and many private companies and individuals. The City will continue to implement this policy.

**Policy 6.10**

Encourage the use of sustainable building practices in residential developments.

Review

The City complies with Title 24 Building Code requirements for energy efficiency. Additional programs are offered by Glendale Water and Power to promote energy efficiency and conservation including Smart Home Energy & Water Saving Rebates, the Smart Home Solar Solutions Program, Peak Hogs incentives for apartment owners to replace old, inefficient air conditioning units and reduce tenant electric bills and smart home refrigerator recycling. The City has also has a tree shade program offering free shade trees to aid in natural cooling of residential units.

For low income residents, the city offers the Cool Care program which is a refrigerator replacement and recycling program. The program helps reduce low income energy bills by replacing old energy inefficient refrigerators with brand new money saving Energy Star models. Low income seniors and disabled persons are eligible for the Senior Care Program which provides monthly electric bill discounts to qualifying households.

The City adopted Comprehensive Design Guidelines in November 2011. They include multi-family residential and mixed-use design guidelines, which address site planning in new multiple family and mixed-use projects. Site planning involves a careful analysis of the opportunities and constraints of the site, including building location, solar design, yards and usable open space, garage location and driveways, landscape design (including hardscape), walls and fences, and retaining walls.

Policy 6.11

Provide opportunities for residential locations and design that encourage transit, pedestrian, bicycle, and other mobility options.

Review

The Downtown Specific Plan was approved by City Council in November 2006. It is a mixed-use, urban design plan that establishes the desired physical vision for Downtown Glendale. It sets the physical standards and guidelines as well as land use regulations, and directs policies for economic development; streetscape improvements; transportation development; parking; pedestrian amenities; open space and land use; preservation of cultural resources; and public art. The Downtown Mobility Study was adopted by City Council on March 6, 2007 and complements the Downtown Specific Plan. It focuses on establishing transit and pedestrian-friendly policies within the Downtown Specific Plan area and was developed to accommodate expected growth in downtown Glendale, achieving Glendale's vision of a vibrant multi-use downtown, without significantly increasing auto congestion or impacting quality of life. It gathers under a single umbrella the full range of best-practices to reduce auto congestion and promote multi-modal transportation. Each of these - free bus shuttle, parking benefit districts, in-lieu fees, and transit-priority streets, among others - is tailored to the physical vision articulated by the Downtown Specific Plan.

The Safe and Healthy Streets Plan (a collaboration of the Los Angeles County Bicycle Coalition and the City of Glendale), was adopted in 2011. The goal of the Glendale Safe and Healthy Streets Plan is to make Glendale a better, safer place to walk or ride a bike. It includes providing more connections to parks.



3.2 REVIEW OF THE EIGHT YEAR HOUSING PLAN

3.2.1 Implementing Programs

The Housing Element describes the housing needs of the City's current and projected population, as well as the specific needs resulting from the deterioration of older units, lack of affordable housing for lower income groups, and special needs for certain segments of the City's population. The goals and policies contained in the Housing Element address the City's identified housing needs. These goals and policies are implemented through a series of housing programs that are funded and administered through a variety of local, regional, State and Federal agencies. The following seven comprehensive program strategies were applied during the 2006-2014 Housing Element Period to address the City's housing needs:

- 1) Preservation and Enhancement of Existing Housing Stock
- 2) Production of Affordable Housing
- 3) Rental Assistance
- 4) Increased Ownership Opportunities
- 5) Housing Services
- 6) Fair Housing.
- 7) Sustainability

A series of specific programs were identified to implement each program strategy. This section provides a restatement of each housing program and program goals. Accomplishments are then provided. The Eight Year Action Plan table at the end of this section (Exhibit 2-1) summarizes the objectives of each program, the eight year projections and accomplishments, funding source(s), responsible agency, and implementation time frame.

Unless otherwise stated, these programs are on-going and have been implemented in accordance with the 2006 – 2014 Plan. For purposes of "counting" accomplishments, the City of Glendale evaluates affordable housing accomplishments on a fiscal year basis. This review covers the years FY 2005/06 through FY 2012/13.

In June 2011 two laws related to Redevelopment were signed into law by the Governor. One law dissolved Redevelopment Agencies, while the second provided for a "voluntary alternative redevelopment program" (VARP) that exempted redevelopment agencies from dissolution if they agreed to certain annual payments. Glendale agreed to enter into the VARP program. However, a legal challenge filed by the California Redevelopment Association and League of Cities challenged the dissolution of Redevelopment as unconstitutional and worked its way through the State Court system for six months after the laws were passed. On December 29, 2011 the California Supreme Court upheld the law dissolving Redevelopment Agencies and struck down the VARP program. During this 6 month period expenditures of Redevelopment Set Aside funds and production and conservation of affordable housing slowed significantly and uncertainty in the affordable housing market was a major limitation as only previously executed enforceable contracts for activities funded with Redevelopment Set Aside were permitted to continue until the Redevelopment issue was resolved. Even these agreements were stalled due to complications with title issues and commitments of leveraged and private funding in the



uncertain environment. Following the California Supreme Court decision Redevelopment Agencies were finally dissolved as of February 1, 2012. Only “wind-up” activities of previously committed and contracted projects were permitted to be completed through the Redevelopment Successor Agency and the Housing Successor Agency. All eligible Redevelopment Set Aside Housing Assets were transferred to the Housing Successor Agency, the Housing Authority of the City of Glendale, on February 1, 2012 with final approval of the specific list of assets transferred provided by the California Department of Finance in February 2013.

Redevelopment Set Aside funds, second only to Section 8 Housing Choice Vouchers, were the largest source of community development and housing funds available to Glendale. Federal grants to the City for community development and affordable housing were cut as well during this time period. In the last four years, since the 2010/11 grant year federal community development grants to the City were cut. The Community Development Block Grant (CDBG) grant for community development programs and services was cut by 49%. The Emergency Solutions Grant for homeless programs was cut by 45% and the Supportive Housing Program was cut by 5 – 8%. The HOME program for affordable housing was cut by 50%.

The cumulative loss of Redevelopment and federal community development and affordable housing funds since 2011, midway through the Eight Year Plan Period, has severely impacted the ability of the City to meet the affordable housing production goals set out in the 2006-2014 Housing Element. Several programs have been terminated due to reduced direct assistance dollars for services and reduced administrative funding (resulting in substantial staff cuts). These program changes are noted below. Nevertheless, the City was able to meet many of the goals set out to improve housing conditions and quality of life in the City also as noted below.

3.2.2 PROGRAM STRATEGY # 1 - PRESERVATION AND ENHANCEMENT OF EXISTING HOUSING STOCK

1a. Rehabilitation Loan and Grant Programs

Single Family Rehabilitation Loan and grant Program

Program Goals

The City intends to provide 320 loans/grants over the 2006/7-2013/14 eight year period.

This program was terminated due to the loss of Redevelopment Set Aside funds.

Review

In years 1 - 7 the City provided loans to rehabilitate 178 single family homes. The City did not meet its target for rehabilitating single family units. The single family rehabilitation loan program was terminated on February 1, 2012.

Multifamily Rental Acquisition and/or Rehabilitation Loan Program

Program Goals

Provide multifamily rental acquisition and/or rehabilitation loans assisting approximately 40 rental housing units over the 2006-2014 period.

***Review***

For the eight year review period the City provided Multi Family Rehabilitation loans to rehabilitate 47 units. The City exceeded its goal and will continue to operate this program on a limited basis.

1b. Handicapped Grant Program***Program Goals***

Provide approximately 16 handicapped grants over the 2006-2014 period. The program was renamed to be the "Special Accommodation Loan Program."

This program was terminated due to the loss of Redevelopment Set Aside funds.

Review

The program goal was met. In years 1 - 7 before the program was terminated the City provided 17 Special Accommodation grants to rehabilitate units of persons with disabilities.

1c. Glendale Water & Power (GWP) Public Benefit Programs***Program Goals***

GWP has adopted an energy efficiency goal of 1.0% of annual retail sales through 2017 in accordance with California Energy Commission requirements. In FY 2005-2006 GWP energy savings reached 0.77% of our five year average load, ranking us among the best in the country, and in line with the targets set for California. The City anticipates continuing the Smart Home Energy and Water Savings Surveys, Smart Home Solar Solutions, Peak Hogs and Tree Power programs, while adding new programs to help meet the 1.0% annual goals. The City intends to maintain the capability to provide Smart Home Energy Audits and Smart Home Energy and Water Savings Surveys/Rebates at current levels which would be 1,300 surveys and 5,200 rebates per year through 2014. However, as participation in GWP programs are demand driven, no numerical targets are identified. As in the past, when opportunities arise for Glendale to participate in energy and water efficiency programs, such programs will be explored.

Program Description

State law mandates that each local publicly owned electric utility shall establish a non-by-passable, usage based charge on local distribution service of at least 2.85% of revenues to fund investments in one or more of the following areas:

- Cost-effective services to promote energy-efficiency and energy conservation
- New investment in renewable energy resource and technologies
- Research, development and demonstration programs
- Services provided for low-income electricity customers, including but not limited to, targeted energy efficiency service and rate discounts.

Glendale promotes 12 programs for residential efficiency and income-qualified electric discounts. Residential energy savings programs include: Smart Home Energy and Water Savings Survey; Smart Home Energy and Water Savings Rebates; Smart Home Solar Solutions Program; Tree Power which provides free shade trees for natural home cooling; Peak Hogs which provides incentives to apartment owners to replace old refrigerators with energy



efficient models; and, Smart Home refrigerator recycling. Income qualified programs include: Senior Care program available to those 62 and over; Cool Care to receive an Energy Star refrigerator; Guardian for medical equipment and space conditioning needs; and, Helping Hand to serve those with a temporary financial emergency.

Glendale Water and Power promotes its residential programs through its customer service center. Since everyone signing up for Glendale utility service must speak to customer service representatives to sign up or modify service, customers of every income level can learn about residential programs. Additionally, the City of Glendale website, brochures available at various public venues including the City Hall campus and libraries, city publications such as the City Views newsletter which is distributed to each household in the City four times a year, and utility billing mailing inserts also promote available residential utility programs. Periodically, residential programs are promoted through advertisements in the Glendale News-Press. The City of Glendale also produces public service announcements that run on the City's public access cable TV channel which promote the availability of public assistance programs. Funding for public outreach is provided through energy efficiency programs as required by state mandate.

1d. Code Enforcement

Program Goals

The program's goals are to:

- 1) Complete compliance on 1,400 residential properties.
- 2) Educate property owners and renters on their responsibility for basic unit maintenance and cleanliness;
- 3) Bring substandard housing/property into compliance with City Code;
- 4) Eliminate blight in Glendale's neighborhoods; and
- 5) Ensure a high quality of life with regard to housing for Glendale residents.

The objective of the City of Glendale's Code Enforcement program is to maintain compliance with City codes for the City's housing stock. This may mean bringing substandard properties back into compliance through a code enforcement process. Having housing stock compliant with City codes eliminates blight and preserves the high quality of life in Glendale's neighborhoods. To meet this objective, potential code violations are identified on a proactive and reactive basis. These violations are confirmed by trained, certified inspectors via on-site inspections. After these inspections are performed, a variety of enforcement tools are used to achieve compliance. These tools consist of verbal warnings, letter notifications, citations, office conferences, criminal prosecution, and abatement.

Code Enforcement and public outreach staff produce educational materials and programs to provide information on property owner responsibilities for unit maintenance and cleanliness, property owner responsibilities, and technical resources for specific property maintenance issues. These programs and classes support the code enforcement officer's efforts.

Review

This program continues to be implemented. Even though staff was reduced during the recession, the Neighborhood Services Program remains a key division in the City. Neighborhood Services has completed compliance on over 1,400 residential properties and



actively responds to code enforcement complaint. Programs such as graffiti removal and neighborhood clean-ups such as the Foothill Boulevard Clean-Up are successful in improving neighborhoods and quality of life. Community Gardens are a recent addition to their responsibilities and have been well-received by the public and have made desirable areas out of abandoned lots that previously were a source of blight. Additionally, Neighborhood Services regularly conducts public outreach in coordination with other divisions of the Community Development Department.

1e. Neighborhood "Target Areas"

Program Goals

The goal of neighborhood "target areas" is to identify and initiate planning activities for one new target neighborhood in southern or western Glendale and complete the ongoing Adams Square Revitalization Project and the East Garfield Neighborhood Improvement Project.

Review

The program goals for completion of affordable housing and public works improvements component of the one existing East Garfield target area plan were completed. While State Park grant funds were received for the parks component (E Maryland Mini Park) of the target area plan, due to staff cutbacks, implementation has been delayed. Also due to funding cutbacks the goal of adoption of an additional target area has been delayed. As shown in Chapter 2, the emphasis of this policy has shifted to improvements to transit, transportation, and transit related development of the Tropico neighborhood in Southern Glendale.

1f. Conservation of Existing and Future Affordable Units

Program Goals

The goal of this program is to conserve the long-term affordability of the existing and future units in Glendale. This will be accomplished by the following actions: 1) to monitor the expiration dates of affordability restrictions, meet with property managers and property owners 18 to 24 months prior to expiration to determine feasibility of extension of affordability and to minimize the impact on tenants of any conversion to market rate rents; 2) to offer public subsidy and assist in pursuing other state and federal funding to prevent conversion of existing affordable units to market rate; 3) to file affordable housing covenants/deed restrictions on future publicly assisted housing projects for a minimum 45 year affordability period for ownership units and 55 year affordability period for rental units; and 4) to maintain fee title ownership of the land with a long term ground lease provided to the developer for a minimum 56 year affordability period.

Review

The goals of this program were met. Annual monitoring of affordable housing units was completed each year during the eight year review period. This included a review of the affordable housing database to determine if units were at risk of losing long term or short term affordability in the next 18 to 24 months.

Property owners and residents of Multi-family rental units that were at risk of losing short term affordability covenants were notified in advance of this risk and provided referrals for other affordable units if requested.



Financial restructuring and rehabilitation of two projects with upcoming expiration of affordable housing covenants, Casa de la Paloma and Palmer House senior apartments, were completed and affordable housing covenants were extended another 55 years. More information on at risk units is provided in Chapter 4 Preservation of at Risk Units.

Long term affordable housing covenants were filed on all new construction and acquisition/rehab affordable housing (56+ years for rental and 45 for ownership) and density bonus (30 year) projects completed.

1g. Multi-family Design Guidelines

Program Goals

Create multi-family design guidelines for the development of multi-family housing. Begin public participation by 2009. Adoption by December 2010.

Review

The program goal was met. In November 2011, the City adopted Comprehensive Design Guidelines which provide design direction for a variety of residential uses throughout the City of Glendale. The Comprehensive Design Guidelines include direction for incorporating high quality materials, proper site design, scale, massing, landscaping and other standards.

3.2.3 PROGRAM STRATEGY #2 - PRODUCTION OF AFFORDABLE HOUSING

2a. Density Bonus Program

Program Goals

The City will utilize density bonus incentives to encourage the development of affordable family housing as well as senior housing.

- Maintain outreach materials highlighting the incentive/concessions offered under the Density Bonus. Density bonus brochure available on-line.
- Advertise density bonus opportunities on the Community Development Department's webpage
- Continue to periodically evaluate the City's Density Bonus Ordinance for compliance with State law.

Glendale's goal is one density bonus project per year (without other public funding assistance), with a minimum of 2 units affordable to lower income households. This would provide for a total of 16 low income units during the 2006-2014 planning period. However, this goal is dependent upon applications for this program.

Review

The City met the program goals in the following manner:

- Over ten new residential affordable housing projects, private as well as publicly-sponsored, have been approved with affordable units as a result of the Density Bonus Ordinance which was adopted in 2006.
- Creation of outreach materials highlighting the incentive/concessions offered under the Density Bonus by July 2009. Have density bonus brochure available on-line and in City offices (Permit Services, Planning, Community Development and Housing).



- Advertised density bonus opportunities on the Planning Department's webpage
- Advertised in "City Views" (distributed to 77,000 households)
- Promoted in Public Service Announcement on GTV6
- Conducted a community workshop with developers and property owners to explain the density bonus process, as well as obtain feedback on the program effectiveness and potential improvements.
- Periodically evaluated the City's Density Bonus Ordinance for compliance with State law.
- The Density Bonus incentives as applied by the City were been designed to make affordable housing (both privately and publicly sponsored) projects easier to develop. The Density Bonus Law mandates density bonuses and other regulatory incentives or concessions for projects that provide certain levels of affordable housing or senior citizen housing. Developers are entitled to incentives, based on the number of affordable units they provide unless the City proves the incentives are not necessary to make the project feasible. Density bonus laws also provide favorable parking incentives for affordable housing developers.
- Additionally, Glendale continues to offer a density bonus incentive for lot consolidation projects where lot widths are 90 feet or greater. The density bonus incentive for lot consolidation is considered "by right" density and serves as the base density for the Density Bonus Program incentive program for affordable housing. The amount of Density Bonus for affordable housing is based on the amount by which the percentage of affordable units exceeds the percentage established by housing type up to a 35% density bonus (See Table 30.36 of the Glendale Municipal Code). For example, a 20,000 square foot lot in the R-1250 Zone with at least 90 feet of lot width would be eligible for 20 units or a "by right" density of 1 unit per 1,000 square feet of lot area, rather than the 16 units or 1 unit per 1,250 square feet per lot area for similarly zoned lots with less width. If each of these projects proposed to provide 10% of the units as affordable to lower income households, then each would be eligible for a 20% density bonus. Therefore, the project with the lot density bonus would be eligible for a total of 24 units, with 10% or 2 units affordable to low income residents. The project without the lot density bonus would be eligible for a total of 19 units, with 10% or 2 units affordable to low income residents. Appendix D shows lots in the R-1250 and R-1650 zones which may be suitable for lot consolidation density bonus.
- Developers granted a density bonus have entered into an Affordable Housing Agreement with the City to ensure the continued affordability of the units and Affordable Housing Covenants have been recorded that run with the land during the 30 year affordability term. Eleve at 200 W. Broadway is a market rate residential development with density bonus and entitlements is in lease up and will provide 14 Very Low income units. 313 W. Camden is a market rate residential development with density bonus and entitlements is entering the plan check process and will provide 4 Very Low income units. Camden Triangle at 3900 San Fernando Road is a market rate residential development with density bonus is now under construction and will provide 22 Very Low income units.



- The City will continue to implement the density bonus policy.

2b. Direct City Financial Assistance

Program Goals

The eight-year goal for this program is a total of 451 new construction units completed with approximately 75% being rental units. This housing production was broken out by the five year planning period 2006-2011 and the remainder of the planning period from 2012-2014.

- The 2006-2011 period projection is 305 units as follows: 19 extremely low income units (0 – 30% AMI), 180 very low income units (31 – 50% AMI), 51 low income units (51 – 80% AMI), 38 moderate income units (81 – 120% AMI), and 17 below market rate workforce income level units (121 – 165% AMI). Seven projects currently in the development pipeline will be completed during this time period.
- The 2012 – 2014 period projection is 146 units: Only one project is currently in the development pipeline that will be completed during this time period. Based upon this one project it is expected that 7 will be extremely low income units, 42 will be very low income units, 22 will be low income units and the remainder is unknown at this time.

Review

The program goal was not met as 376 affordable rental units were completed with an investment of \$55 million dollars of direct financial assistance (with commitments of \$9.3 million dollars made for future additional 64 units to be completed after the eight year review period). This level of development missed the goal by 75 units. A total of 277 of the 376 units were rental units (74%) which missed the goal for rental units by 1%. Completion and commitment of funding was significantly delayed and reduced by the dissolution of Redevelopment and reduction in federal HOME funds.

The level of affordability of the completed units is as follows: 26 Extremely Low Income; 221 Very Low Income; 72 Low Income; and 57 Moderate Income.

2c. Inclusionary Zoning

Program Goals

Use inclusionary zoning to assist in meeting requirements for affordable housing production in the SFRCRPA. Inclusionary units produced or in-lieu fee collections will depend upon actual housing production in the redevelopment project area. The State requirement is that 15% of the units developed or substantially rehabilitated in a project area by public or private entities other than the Housing Authority must be affordable to low-and moderate-income persons and households. Of those units, 40% must be affordable to very low-income households. (The Housing Authority has a policy of not developing housing on its own.)

As described in Chapter 2, due to the California Superior Court decision, which was upheld by the California Court of Appeals, *Palmer vs. City of Los Angeles*, 175 CAL App. 4th 1396 (2009) it was determined that inclusionary zoning for rental units (even within Redevelopment Project areas) was not enforceable without further action by the State legislature. Also, the status of the inclusionary requirement in Redevelopment Project Areas specifically remains a question today, based upon the dissolution of Redevelopment by the State. No new inclusionary housing has been completed by private developers in Glendale since the Court of Appeals ruling.

***Review***

The program goal (as complicated by the dissolution of Redevelopment and the Palmer case decision) was been met. Each housing development in the SFRCRPA provided 15% of the units as affordable units. Of note, however, is the fact that all residential development in the SFRCRPA during the review period was 100% affordable housing that received direct financial assistance from the City.

2d. Community Housing Development Organizations and other Nonprofit Housing Organizations***Program Goals***

Continue to coordinate with local nonprofit organizations and encourage the formation of housing development corporations by interested persons in the community to facilitate the development and improvement of low cost housing in Glendale. The City is especially interested in the formation of CHDOs focused on the City of Glendale.

Review

The program goal was met. During eight year review period the City partnered with several nonprofit groups including San Gabriel Valley Habitat for Humanity, Salvation Army, Glendale Housing Corporation, Ascencia, Heritage Housing Partners, and the YMCA of Glendale. Continued outreach to other nonprofit developers for future projects is ongoing. However, no new CHDO's have been developed that focus on the City. West Hollywood Housing Development Corporation and Glendale Housing Corporation are CHDO's that continue to operate affordable housing developments in the City. This will continue to be a need that will be addressed in the 2014-2021 Housing Element.

2e. Residential Mixed Use***Program Goals***

Encourage the integration of residential, commercial and retail uses in projects in the downtown as well as provide opportunities for mixed use in industrial areas. Since the adoption of these programs a number of mixed use projects are under construction, including the Americana at Brand (Town Center Specific Plan) with 338 residential units. Additional mixed use projects have received entitlements, but with changes in the market, it is not clear whether these projects will be constructed. At this time, the large mixed use projects under construction are residential-retail. While the interest in mixed use is positive, the number of mixed use projects to be accomplished is dependent upon developer interest. No specific numerical unit goal is estimated.

Review

The goal was met. The City encouraged mixed use development in downtown and in the San Fernando Road Redevelopment Project Area. The City extended all valid, active development entitlements for an additional two years, extending approvals of many large scale mixed use developments. Building permits were issued for the ICIS mixed use project at 524-550 W Colorado (186units and 8,300sf commercial). Legendary Tower at 300 N Central (80 units, including 8 live-work) was approved.



3.2.4 PROGRAM STRATEGY #3 - RENTAL ASSISTANCE

3a. Section 8 Rental Housing Choice Voucher Payments

Program Goals

Continue to provide Section 8 vouchers to approximately 1,600 Glendale and 1,300 portable vouchers, which Glendale administers on behalf of other housing agencies, to very low income households. The goals of the program give high priority to special needs populations including: Victims of retaliation, homeless persons, and Veterans. The next largest special needs groups served by Section 8 include those with multiple preferences such as: extremely low income, disabled, and a single person over 62. As a result of the preferences described above, those elderly, single, disabled persons of extremely low income would receive a higher preference than other households that may be on the Section 8 waiting list.

Review

The goal has been met. During the eight year review period, Section 8 Housing Choice Vouchers have been offered each year in the approximate amounts described in the goal. Gradually the number of Glendale vouchers has reduced slightly and the number of portable vouchers has increased slightly due to the nature of the federal funding requirements. The current vouchers provided are 1,553 Glendale and 1,493 portable vouchers, which Glendale administers on behalf of other housing agencies, to very low income households.

The current income breakdown of recipients is:

- 91% Extremely Low Income (from 0 – 30% of AMI),
- 8% Very Low Income (from 31% to 50% of AMI), and
- 1% Low Income (from 51% to 80% of AMI).

The elderly are served disproportionately by the program. The age breakdown is as follows:

- 36% Non Elderly Household Members, and
- 64% Elderly Household Members.

3b. Short Term Special Needs Rental Subsidy

Section 8 Dwelling Repair, Moving Assistance Grants, Low Income Family Employment and Rental Assistance Program (LIFERAP) and Emergency Rental Assistance Program (ERAP)

Section 8 Dwelling Repair and Moving Assistance Grants assisted households relying on Section 8 rental assistance to locate appropriate units at an affordable price. As the rental market became more expensive and Section 8 rental assistance remained stable, it became increasingly difficult to find safe, sanitary and secure housing for an affordable price. These two programs provided assistance to these renters and incentives to property owners to participate in the program. Households assisted by these two programs were typically extremely low-income (less than or equal to 30% of area median income) senior citizens.

LIFERAP and ERAP were two rental assistance programs designed to assist working families and to prevent homelessness. These programs were intended to increase family self-sufficiency and reduce the need for future public assistance.

All of these programs were terminated due to the loss of Redevelopment Set Aside funds.

***Program Goals***

Provide five Section 8 Dwelling Repair Grants, five Moving Assistance Grants, five temporary Emergency Rental Assistance Grants with case management, and 100 LIFERAP Grants with case management to qualifying households annually during the eight year housing plan period (for a total of 150 grants).

Review

These program goals were met. In years 1 – 7 before the program was terminated there were 245 grants that assisted households with special rental assistance during the eight year review period.

3.2.5 PROGRAM STRATEGY #4 - INCREASED HOME OWNERSHIP OPPORTUNITIES**4a. First Time Home Buyer (FTHB) Mortgage Assistance Program**

For the resale home purchase program, the first deed of trust was to be provided by a designated participating lender. The City required that the home buyer provide a down payment and qualify for a first mortgage loan from a conventional lender.

For new home ownership construction units, the City's provided direct financial assistance to the developer and that assistance converted to a second trust deed securing the City's investment in the home. Redevelopment Set-Aside funds, BEGIN, CalHOME, CalHFA, federal HOME and ADDI funds were used for these development-related FTHB loans as described in Program Strategy #2 above.

The resale home purchase down payment assistance program was terminated due to the loss of Redevelopment Set Aside funds.

Program Goals

The program goal was unknown at the time the 2006-2014 Plan was developed due to housing market conditions at the time. The program goal for construction of new affordable homeownership units with mortgage assistance is found in Program Strategy #2 above.

Review

This program proved to not be feasible. The resale home purchase downpayment assistance program proved to have limited feasibility in the 2006-2014 housing market, especially following the 2007 housing market crash and resulting home purchase credit crunch. In years 2006 – 2012, before the program was terminated, no (0) households were assisted through this program.

4b. Home Ownership Education, and Marketing***Program Goals***

Continue to provide a home ownership education and marketing program available to residents interested in home ownership. The program, through a collaborative partnership with lending institutions, nonprofit organizations, and credit organizations, focuses on providing information on home ownership strategies, credit counseling and a review of affordable lending programs. The 2006-2014 goal is to provide 48 classes serving 1,520 people overall, with 6 classes serving 190 on an annual basis including classes in Armenian and Spanish languages.



This program was terminated due to the loss of Redevelopment Set Aside funds.

Review

This goal was met. In years 1 – 7 before the program was terminated there were 39 FTHB Education classes, including Spanish and Armenian language classes, provided to 1,689 people.

c. Condominium Conversion Assistance

Program Goals

While condominium conversions have slowed in recent years, recent applications for conversions in Glendale would indicate they may again increase in the future. The assistance goals for FTHB mortgage assistance on converted units will be directly related to the level of future conversion activity and the home ownership housing market.

Review

This program proved to be not feasible. Due to the continuing downturn in the economy especially impacting home ownership developments, no applicants for condo conversions were received during the eight year review period. As a result no (0) FTHB loan applications for renters to become owners of converted units were received nor approved.

3.2.6 PROGRAM STRATEGY #5 - HOUSING SERVICES

5a. Care Management Services

Program Goals

Continue to provide case management services to 200 seniors annually (1,600 in the plan period). 712 seniors were served during the eight year review period. The level of services provided was initially 200 seniors annually, but services were reduced as funding from Los Angeles County was eliminated. The City used CDBG and General Funds to replace the Los Angeles County support, but there was a gap and reduction of services during the transition. Level of services provided in the eighth year were 160 seniors served annually.

5b. Homeless Services

Program Goals

Continue to work with the Glendale Homeless Coalition on an ongoing basis for the Plan period to support existing programs that have demonstrated effectiveness. And, as funding is available will work to expand these services and facilities. The ability to provide services and meet goals during the eight year plan period were challenged by the rapidly reducing availability of federal funds and private donations to nonprofit providers during the eight year plan period.

Emergency Shelters

- Provide 40 year round emergency shelter beds and 10 year round domestic violence crisis shelter beds and serve a combined total of 270 persons annually (2,160 for the 8 year period).

Review

This goal was met. In years 1 – 8 served 2,592 persons.

*Transitional Shelters:*

- Provide transitional housing through 112 beds for persons in families and 10 beds for single individuals, serving 122 persons annually (976 persons over the 8 year period.)
- Provide transitional housing through 25 beds for chronically homeless adults.

Review

This goal was not met. In years 1-8 there were 723 persons served.

Permanent Supportive Housing

- Provide access to permanent supportive housing to 43 homeless households with disabilities through the Shelter plus Care Program.
- Provide stable housing for persons with special needs through permanent supportive housing. Continue to provide 8 slots for unaccompanied adults.
- Complete development and implementation of an SHP/HOME funded project to serve 4 families and a second SHP funded project to serve 8 unaccompanied persons. Serve 30 unduplicated persons annually (240 persons for the 8 year period.)

Review

This goal was met. In years 1-8 there were 345 persons served.

Case Management and Supportive Services

- Provide supportive services in the areas of outreach and assessment, mental health, health, employment veterans/issues, substance abuse, life skills and housing placement to 1,040 unduplicated persons annually (8,320 for the 8 year period).
- Provide case management for homeless households who receive Section 8.
- Expand participation by homeless service providers in the Homeless Management Information System in order to facilitate an unduplicated count of homeless persons in Glendale and their needs.
- Provide Medical Discharge Counseling services to homeless persons being discharged from Glendale Adventist Medical Center to address emergency needs and link them to homeless services under the local preference for homeless families.

Review

The precise number of persons served goal was not been met, but the range of services is greater than was originally proposed and the majority of the services were started midway through the eight year plan period. In Years 5 – 8 there were 5,103 persons were served. Programs have been expanded to include a substance abuse services, an employment program, an Access Center, and the Street Outreach Team is now included in this category.

Homeless Prevention Services

- Provide homeless prevention services through case management, advocacy, and direct financial assistance to households at risk of homelessness to help them maintain/obtain housing. Serve 200 families annually (1,600 for the 8 year period.)

***Review***

There was no specific goal for this program. In years 1-8 there were 2,399 persons served.

Street Outreach

- Provide street outreach services to the chronically homeless street population in Glendale and connect clients to the Continuum of Care.

Review

There was no specific goal for this program. In years 1-6 there were 2,035 persons served. The program was revised in year 7 and counts are incorporated in other programs.

Domestic Violence Programs

- Provide safe emergency housing as part of a year round 10 bed domestic violence shelter and serve a combined total of 270 persons annually (2,160 for the 8 year period.)

Review

Services for this program are included in the Emergency Shelter Services count as shown above. The 10 bed facility described in this program is still in operation.

5c. Reasonable Accommodation Procedure***Program Goals***

Adopt a written reasonable accommodation procedure, post online, and distribute at public counters by December 2009. The Housing Task Force identified a need to accommodate minor changes to zoning standards where necessary to allow persons with disabilities to continue to use their existing units and to make development of housing for disabled persons feasible, both economically and physically. Additional comments received from Shelter Partnership expressed additional concerns that the scope of a reasonable accommodation procedure should be broader than zoning standards such as siting and procedural requirements.

Review

This goal was met. The study of this concern was completed and the Reasonable Accommodation Ordinance was adopted on May 18, 2010. In 2011 there were 3 requests received – 2 were approved and 1 was under review. In year 2012 there were 2 requests approved. The written reasonable accommodation procedure has been posted online and copies are made available to the public at the Permit Services and Planning Department counters.

5d. Water and Sewer Service Priority for Housing Affordable to Lower-Income Households***Program Goals***

Adopt a policy that grants priorities for service allocations to proposed developments that include housing units affordable to lower-income households as required by state law. This program will be implemented by April 2009. Senate Bill 1087 requires water and sewer providers to establish a process for granting priority service allocation to proposed developments that include housing units affordable to lower-income households.

***Review***

This goal was met. In June 2009, Glendale Water and Power adopted a water and sewer service priority policy for housing projects affordable to lower-income households. This policy remains in effect.

5e. Zoning for Compliance with California Welfare & Institutions Code Section 5120***Program Goals***

Adopt zoning to ensure that in any zone in which hospitals or nursing homes are permitted, mental health treatment programs, either residential or non-residential, are permitted in accordance with California Welfare & Institutions Code Section 5120. The provisions of California Welfare & Institutions Code Section 5120 provides that in any zone in which hospitals or nursing homes are permitted, mental health treatment programs, either residential or non-residential, are permitted. This program addresses discrepancies in Glendale's zoning code to ensure compliance with this state law.

Review

This goal was met. Zoning definitions and changes to Glendale's permitted use charts have been adopted to address this program. Mental health treatment programs fall under the category of medical services in Glendale's Zoning Code permitted use charts. Nursing homes fall under the category of residential congregate living, medical in Glendale's Zoning Code permitted use charts. In the C3 and MS zones, hospitals are permitted, as are medical services and residential congregate living, medical. Hospitals are not permitted in any other zone. Medical Services is a permitted use in all zones that permit Residential Congregate living, medical. Therefore, Glendale has ensured that in any zone where hospitals or nursing homes are permitted, mental health treatment programs, either residential or non-residential, are permitted in accordance with California Welfare & Institutions Code Section 5120. Glendale is in compliance with Program 5e.

5f. Zoning for Compliance with SB 2***Program Goals***

Adopt zoning to ensure compliance with SB2 requirements relating to transitional housing or supportive housing. Additional zoning review and modifications may be necessary to ensure that transitional or supportive housing provisions in SB2 are also adequately addressed. This program will include elimination of the 300 foot setback from residential zones requirement for emergency shelters that is presently in the Zoning code and will permit transitional or supportive housing subject to those restrictions that apply to other residential uses of the same type in the IND zone. Emergency shelters will be a permitted use in the IND zone and may occupy an existing building in the IND zone without discretionary approvals such as a conditional use permit. Design review may be required for façade remodels and is required for construction of new buildings in the IND Zone, regardless of use. Zoning code amendments identified in zoning for compliance with California Welfare and Institutions Code Section 5120 (Program 5e), in consistent definitions for residential and institutional uses related to housing and supportive services (Program 5g), and in constraints on housing for people with disabilities (Program 6b) may be included with these zone changes.

***Review***

This goal was met. In accordance with SB2, Glendale amended its zoning ordinance in 2008 to permit emergency shelters by right in the IND zone. In accordance with SB 2, Glendale amended its zoning ordinance in 2008 to permit emergency shelters by right in certain zones. The distance limitation requirement for a conditional use permit for emergency shelters in the IND zone was removed so that emergency shelters are a permitted use throughout the IND zone. Additionally, Glendale established a Medical Service (MS) Zone to support hospital and hospital related uses. Emergency shelters are a permitted use within the MS Zone. In 2010 the City approved a new location and building for PATH Achieve to provide an access center for services to the homeless at 1851 Tyburn and 1948 Gardena Avenue. The City provided \$2 million funding assistance for the project. Thus, the City has demonstrated that not only does the City provide zoning that permits emergency shelters, it actively encourages them in Glendale in order to meet local need.

5g. Consistent Definitions for Residential and Institutional Uses Related to Housing***Program Goals***

Adopt amendments to the Zoning Code to clarify definitions of residential and institutional uses related to housing. Provide appropriate action such as adoption of amendments to the zoning code or adoption of procedural changes by December 2010. This will clarify the various zoning code definitions related to residential and institutional land uses related to ensure predictability in describing various housing types in order to eliminate conflicts and ambiguity in definitions and zoning practice which may be caused by overlapping definitions. Although past practice has shown Glendale to be supportive of a wide variety of housing types and living arrangements, amendments and modifications to zoning definitions will ensure consistency in describing housing types and in zoning implementation. Under this program, the City will clarify that Single Room Occupancy (SRO) is considered the same as a hotel and note the areas where hotel uses are permitted. While Glendale does not have specific residential uses called transitional housing and supportive housing, the code does provide for a wide variety of housing types that serve these needs including, but not limited to, multi-family residential, boardinghouses or lodging houses, domestic violence shelters, senior housing, retirement and rest homes. The City will amend the code to clarify the uses that serve as transitional and supportive housing, only subject to those restrictions that apply to other residential uses of the same type in the same zone. Zoning code amendments identified in Program 5f and Program 6b may be included with these code amendments.

Review

This goal was met. Glendale adopted revised housing definitions and simplified its permitted use charts for all residential, commercial, industrial, mixed use and the MS (Medical Service) Zone. These changes have eliminated overlapping housing definitions. These changes also allow for greater flexibility for housing choices. Additionally, Glendale added SRO to the definition of hotel and motel. The City did remove all distance qualifiers for emergency shelters as directed in the previous housing element. Transitional and supportive housing definitions have been added to the Zoning Code and the code has clarified which uses may serve as transitional and supportive housing. The Zoning Code permitted use charts demonstrate that transitional and supportive housing are subject to the same restrictions that apply to other residential uses of the same type in the same zone. Therefore, Glendale has met the requirements for this program.



3.2.7 PROGRAM STRATEGY #6 - FAIR HOUSING

6a. Fair Housing Plan

Program Goals

Continue to analyze the 2005 Fair Housing Analysis of Impediments to Housing Choice (AI) and implement its recommendations. Review and update the AI beginning in 2010. Continue to contract with a fair housing service provider for multi-language fair housing and landlord/tenant services to an average annual 1,000 Glendale residents per year. Services include: discrimination complaint education, enforcement and legal services, landlord/tenant counseling, and education/outreach.

Review

This goal was met. The City's Fair Housing Analysis of Impediments Plan was updated and adopted in 2012. The strategy to further fair housing practices through an increase in education and outreach for both renters and rental property owners has been accomplished. During the 8 year review period the City coordinated semiannual community fair housing workshops. The workshops were made available under a CDBG contract with the Housing Rights Center to serve City residents with fair housing education, conciliation, mediation, and resolving tenant/landlord disputes. Multi-language fair housing and landlord/tenant services were provided to 9,072 Glendale residents during the eight year review period. Services included: discrimination complaint education, enforcement and legal services, landlord/tenant counseling and education/outreach.

Residents who felt discriminated against by rental property owners, rental property managers, real estate agents, or loan and credit agents were referred to the Housing Rights Center to get information and assistance with their discrimination claim. Services through the Housing Rights Center were available in English, Spanish, and Armenian, the three primary languages in Glendale, as well as others. Home Buyer Education classes were provided in years 1 through 7 as described in Program 4b. Home Ownership Education, and Marketing, above. These provided significant consumer protection and fair rights information in each session to 1,539 participants during the plan period.

The number of affordable housing units and special needs supportive housing were increased during the eight year plan period, as described above. The City has been successful in addressing issues identified in the Analysis of Impediments and maintains a contract for fair housing services as evidenced by the participation of Glendale residents in fair housing and landlord/tenant services.

6b. Constraints on Housing for Persons with Disabilities

Program Goals

Identify constraints on housing for persons with disabilities posed by zoning code definitions for housing types and conditional use permit (CUP) requirements. Clarify zoning definitions, standards, and/or policies to ensure that they do not violate federal and state fair housing laws or violate state constitutional privacy rights with regard to housing for persons with disabilities. Provide appropriate action such as adoption of amendments to the zoning code or adoption of procedural changes by December 2010.

***Review***

This goal was met with amendments to the City's Zoning Code definitions and permitted use charts.

3.2.8 PROGRAM STRATEGY #7- SUSTAINABILITY

The State passed AB32 to reduce greenhouse gas emissions. State guidelines are still in development for how local jurisdictions are to comply. At this time, Glendale intends to comply with these requirements which may impact housing programs. However, these impacts are unknown at this time.

7a. Compliance with AB32***Program Goals***

Continue to monitor State requirements for implementation of AB32. This will be an ongoing program. The program will implement State requirements of AB32 to reduce greenhouse gases.

Review

This goal was met. The City received an energy efficiency and water conservation grant in order to develop the Greener Glendale Plan. The City completed a greenhouse gas inventory in accordance with AB32 in March 2011. The plan was adopted in June 2011.

More information can be found at www.GreenerGlendale.com.

7b. Review Housing Standards for Multi-modal Transportation Options***Program Goals***

Study housing location and design that supports multi-modal transportation options, including transit, mass transit, pedestrian, bicycle and other mobility options. Implement study by 2010. Study housing development standards to provide flexible options in lieu of required parking in order to satisfy mobility goals. Parking requirements often increase the cost of housing. Reductions in required parking may result in more affordable, sustainable housing opportunities.

Review

This goal was met. Parking modifications pursuant to the City's mobility study are under public review by the Planning Commission and Transportation and Parking Commission in February 2011, with Council adoption anticipated prior to summer 2011. Parking modifications include reduced parking requirements in downtown and mixed-use buildings.

3.3 DIFFERENCES BETWEEN PROPOSED ACTIONS & ACCOMPLISHMENTS

The City succeeded in accomplishing, and in many cases greatly exceeded, the goals established in the previous Housing Element. These accomplishments are described above and identify the differences between proposed actions and the program goals. In summary, the City budget identifies the funds used to accomplish housing programs. The economic recession has restricted the City's ability to fund many housing programs because of funding reductions at the state and federal level. Additionally, our local economy has also suffered a



recession which limits private housing development and also lowers funds available to the City's General Fund to aid affordable housing projects.

While the City continues to seek additional funding for new housing programs and developments, funding availability in the future is uncertain. However, as can be seen in program 7a above, the City was able to receive grant funding for the Greener Glendale Plan and was able to complete that housing program, although a funding source was not identified at the start of the term of the previous Housing Element. Similarly, the City has received a METRO grant for the Tropico Study which is presently being used to identify transit-oriented improvements. The City does anticipate that the economy will improve over the planning period (2014-2021) and is hopeful that we will be able to restore programs that have been reduced or eliminated due to the recession.



CHAPTER 4 - HOUSING NEEDS ASSESSMENT

4.1 EXISTING HOUSEHOLD CONDITIONS

The Bureau of the Census defines a household as all persons who occupy a housing unit, which may include single persons living alone, families related through blood or marriage, and unrelated individuals living together. Household information such as household composition, household size, and household income provides the necessary base for the analysis of housing needs in a community. Information in the chapter relies on 2000 and 2010 Census data and is supplemented with data from American Community Survey (ACS), produced by the U.S. Census Bureau, and other sources.



Information in the chapter relies on 2000 and 2010 Census data and is supplemented with data from American Community Survey (ACS), produced by the U.S. Census Bureau, and other sources.

4.1.1 Composition

According to the 2010 Census, there were 72,269 households in Glendale. Renters comprised 61.9 percent of the households and homeowners 38.1.

Families represented 69.3 percent of the City’s households in 2010 compared to 67.7 percent of all households in the County. The proportion of nonfamily households, a portion of which are elderly, dropped from 32 percent in 2006 to 30.7 percent in 2010. This growth in family households may reflect the in-migration of ethnic groups into Glendale with more traditional family groupings as well as the high cost of housing.

EXHIBIT 4-1 HOUSEHOLD TYPE 2000, 2006 AND 2010

	2000		2006		2010	
	Number	Percent	Number	Percent	Number	Percent
Families	50,645	69%	47,457	68%	50,087	69.3%
Non-Families	22,229	31%	22,274	32%	22,182	30.7%
Total	72,874	100%	69,731	100%	72,269	100%

Source: 2000 and 2010 U.S. Census, 2006 ACS

4.1.2 Age Composition

The median age in Glendale was 39.8 in 2010, compared to 34.8 in the County, 35.2 in California, and 37.2 in the United States. The median age in Glendale reflects the City’s large elderly population and its traditionally higher priced housing stock deterring first time home buyers and young families. The median age in Glendale was higher (41.2) in 2006 compared to the median age in 2010 (41).


EXHIBIT 4-2 AGE & GENDER CHARACTERISTICS OF POPULATION, 2000 & 2010

Age Range	2000		2010	
	Number	Percent	Number	Percent
Under 5	11,088	5.7	9,168	4.8
5-9	12,346	6.3	9,062	4.7
10-14	12,596	6.5	10,464	5.5
15-19	12,354	6.3	11,634	6.1
20-24	11,552	5.9	12,013	6.3
25-34	29,070	14.9	27,234	14.2
35-44	33,796	17.3	27,284	14.2
45-54	27,427	14.1	30,616	16.0
55-64	17,630	9.0	24,326	12.7
65+	27,114	13.9	29,918	15.6
Total	194,973	100.0	191,719	100
Gender				
Female	101,899	52.3	100,332	52.3
Male	93,074	47.7	91,387	47.7
Median Age	37.5		41	

Source: 2000 and 2010 U.S. Census

4.1.3 Race and Ethnicity

Exhibit 4-3 describes the racial and ethnic composition of Glendale residents in 2000 and 2010. The majority of the City's residents described their race as White in 2010 (71.1 percent), a much larger proportion than County-wide (50.3 percent). From 2000 to 2010, the proportion of people that described themselves as White increased by 12,266 people. The second largest ethnic group in the City consists of persons of Hispanic origin, representing an estimated 17.4 percent of the City's 2010 population. A somewhat surprising finding is that the number of people with a Hispanic background decreased substantially from 2000 to 2010—38,452 people in 2000 versus 33,414 in 2010, a decrease of 5,038 people. Asian populations represent a small increase between 2000 and 2010, from 16.2 to 16.4 percent of the population. African Americans constitute 2,573 people in 2010 compared to 2,468 in 2000. African Americans, American Indians and "Other" racial groups make up the smallest proportion of Glendale's population, comprising an estimated 1.7 percent of the city's 2010 population. This represents no significant change from 2000.



EXHIBIT 4-3 RACE AND ETHNICITY, 2000 AND 2010

Race/Ethnicity	2000		2010	
	Number	Percent	Number	Percent
People Describing Themselves as One Race	175,359	89.9%	183,032	95.5%
White	123,960	63.6%	136,226	71.1%
Black or African American	2,468	1.3%	2,573	1.3%
American Indian and Alaska Native	629	0.3%	531	0.3%
Asian	31,587	16.2%	31,434	16.4%
Native Hawaiian and Other Pacific Islander	163	0.1%	122	0.1%
Some Other Race	16,715	8.6%	12,146	6.3%
People Describing Themselves as Multi-Racial	19,614	10.06%	15,002	7.82%
Total	194,973		191,719	
Hispanic or Latino (of any race)	38,452	19.7%	33,414	17.4%
Mexican	20,810	10.7%	19,126	10.0%
Puerto Rican	624	0.3%	575	0.3%
Cuban	1,838	0.9%	1,513	0.8%
Other Hispanic or Latino	15,180	7.8%	12,200	6.4%
Not Hispanic or Latino	156,521	80.3%	158,305	82.6%
White Alone	105,597	54.2%	117,929	61.5%

Source: 2000 and 2010 Census

4.1.4 Non-European Ancestral Groups

Within these broader categories of racial and Hispanic origins, Glendale's population is comprised of dozens of ancestral groups. While the majority of Glendale residents described their primary ancestral group as being one of many European identities, the two largest ancestral groups in 2010 were Armenian at 34.1 percent of the City's population and Mexican at 10.0 percent of the City's population. The third largest non-European ancestral group was Korean, which represented 5.4 percent of Glendale's population in 2010.

4.1.5 Size

Household size is an important indicator identifying sources of population growth, as well as overcrowding in individual housing units. Average household size in Glendale was 2.59 persons in 1990, 2.68 persons in 2000 and 2.63 in 2010. The decrease in household size in the past decade is largely attributable to continued falling birth rates which are part of a national trend. It may also be partly attributable to continued housing construction while the population in the city fell.



4.1.6 Overcrowding

The Census defines overcrowded households as units with more than one person per room, excluding bathrooms, hallways and porches. Overcrowding reflects the inability of households to buy or rent housing which provides reasonable privacy for their residents. According to figures from the 2009 SCAG Existing Housing Needs Data Report, 0.09 percent (6,548 units) of the occupied housing in Glendale was considered overcrowded as shown on Exhibit 4-4. Compared to 2000 when the incidence of overcrowding in Glendale was approximately 23.7 percent, overcrowding has decreased significantly. Exhibit 4-4A shows that 1,611 of the units or 2.3 percent were considered extremely overcrowded (1.51 or more persons per room) compared to 4.7 percent for the County.

EXHIBIT 4-4 OVERCROWDED HOUSING BY TENURE

Owner Households		Rental Households	
Persons per Room	Households	Persons Per Room	Households
0.5 or Less	17,507	0.5 or Less	18,299
0.51 to 1	9,664	0.51 to 1	20,131
1.01 to 1.5	821	1.01 to 1.5	3,978
1.51 to 2	162	1.51 to 2	1,206
2.01 or More	11	2.01 or More	370
Total 1.01 or More	994	Total 1.01 or More	5,554

Source: 2009 SCAG Existing Housing Needs Data Report



EXHIBIT 4-4A EXTREMELY OVERCROWDED HOUSING UNITS BY TENURE

Jurisdiction	Owner Occupied			Renter Occupied			Total Occupied		
	Units	Extremely Overcrowded*	Percent	Units	Extremely Overcrowded	Percent	Units	Extremely Overcrowded	Percent
Glendale	27,895	133	0.4	43,614	1,478	3.4	71,509	1,611	2.3
Burbank	18,268	113	0.6	23,097	424	1.8	41,365	537	1.3
La Canada Flintridge*	6,087	0	0	693	0	0	6,780	0	0
Los Angeles	511,485	7,180	1.4	802,713	79,058	9.8	1,314,198	86,238	6.6
Pasadena	24,086	66	0.2	28,901	1,142	4.0	52,987	1,208	2.3
South Pasadena	4,748	0	0	5,675	45	0.8	10,423	45	0.4
Los Angeles Co.	1,552,091	22,118	1.4	1,665,798	130,249	7.8	3,217,889	152,367	4.7

* Extremely overcrowded housing is defined by the Census as units with >1.51 persons per room, excluding kitchens, bathrooms, hallways and porches.

Source: 2006-2010 American Community Survey; *2005-2007 American Community Survey

4.1.7 Household Income

Household income is an important factor with respect to housing affordability. While upper income households have more discretionary income to spend on housing, low and moderate income households are more limited in the range of housing they can afford. The presence of a large number of low and moderate income households in a region where housing costs are high is indicative of a high level of housing overpayment.

Glendale’s median household income in 2010 was \$53,980, whereas median family income was slightly higher at \$59,777 (see Exhibit 4-5). According to the 2010 Census data, household incomes in Glendale were 1.63 percent lower than the County and family incomes 1.8 percent lower. There are wide variations in income levels among nearby jurisdictions.



EXHIBIT 4-5 MEDIAN HOUSEHOLD FAMILY INCOME GLENDALE AND SURROUNDING AREAS, 2010

Jurisdiction	Median Household Income	Percent Above/Below County Median	Median Family Income	Percent Above/Below County Median
Glendale	\$53,980	-1.63	\$59,777	-1.8
Burbank	\$65,188	18.8	\$78,848	29.5
La Canada Flintridge	\$135,524	146.9	\$155,422	155.4
Los Angeles City	\$48,746	-11.2	\$52,789	-13.2
Pasadena	\$67,047	22.2	\$76,096	25.0
South Pasadena	\$80,892	47.4	109,500	79.9
Los Angeles County	\$54,878	N/A	\$60,857	N/A

Source: 2010 U.S. Census

The Federal Department of Housing and Urban Development (HUD) and the State Department of Housing and Community Development have developed the following income categories and their definitions:

- Extremely Low Income—households earning less than 30 percent of the County median
- Very Low Income—households earning between 30 and 50 percent of the County median
- Low Income—between 51 and 80 percent of the County median
- Moderate Income—between 81 and 120 percent of the County median
- Upper Income—greater than 120 percent of the County median


EXHIBIT 4-6 POPULATION AT OR BELOW POVERTY LEVEL BY CENSUS TRACT, 1999-2011

Census Tract	Population 2000	Population At or Below Poverty Level 1999		Population 2011	Population At or Below Poverty Level 2011		Increase / (Decrease) 1999-2011
		Persons	Percentage		Persons	Percentage	
3003	6,251	363	5.8%	6,576	264	4%	-31%
3004	5,610	234	4.2%	5,633	217	3.9%	-7.1%
3005.01	969	298	30.8%	*	*	*	*
3006	7,572	569	7.5%	7,967	680	8.5%	13.3%
3007.01	5,988	187	3.1%	6,165	55	0.9%	-71%
3007.02	5,494	160	2.9%	5,776	115	2%	-31%
3008	6,679	502	7.5%	6,426	776	12.1%	61.3%
3009.01	6,161	155	2.5%	6,338	210	3.3%	32%
3009.02	1,926	39	2.0%	2,058	193	9.4%	370%
3010	4,911	455	9.3%	5,114	309	6%	-35.5%
3011	6,122	546	8.9%	6,555	391	6%	-32.6%
3012.02	7,601	789	10.4%	6,860	1,270	18.5%	78%
3012.03	4,061	380	9.4%	4,319	321	7.4%	-21.3%
3012.04	4,364	444	10.2%	5,150	689	13.4%	31.4%
3013	1,988	65	3.3%	2,168	63	2.9%	-12.1%
3014	3,643	193	5.3%	4,133	358	8.7%	64.2%
3015.01	1,827	0	0%	1,793	24	1.3%	--%
3015.02	7,345	1,798	24.5%	7,232	1,403	19.4%	-20.8%
3016.01	6,987	1,817	26%	6,170	1,114	18.1%	-30.4%
3016.02	4,148	643	15.5%	3,977	399	10%	-35.5%
3017.01	2,828	401	14.2%	2,810	161	5.7%	59.9%
3017.02	6,044	970	16%	5,892	964	16.4%	9.3%
3018	7,801	1,329	17%	7,044	1,198	17%	0%
3019	7,227	956	13.2%	7,436	836	11.2%	-15.2%
3020.01	7,937	1,601	20.2%	7,636	1,113	14.6%	-27.8%
3020.02	3,444	636	18.5%	3,393	624	18.4%	-0.5%
3021.02	6,977	829	11.9%	6,030	932	15.5%	30.3%
3021.03	6,279	1,738	27.7%	6,012	1,352	22.5%	-18.8%
3021.04	4,182	720	17.2%	3,899	629	16.1%	-6.4%
3022.01	3,577	1,053	29.4%	3,391	1,021	30.1%	2.4%
3022.02	5,830	1,445	24.8%	5,049	952	18.9%	-23.8%
3023.01	3,516	614	17.5%	3,579	470	13.1%	-25.1%
3023.02	6,034	1,440	23.9%	4,898	911	18.6%	-22.2%
3024	6,249	1,610	25.8%	5,410	1,267	23.4%	-9.2%
3025.01	9,466	3,168	33.5%	8,611	2,610	30.3%	-9.5%
3025.02	7,925	1,914	24.2%	7,844	1,610	20.5%	-15.2%
TOTAL	194,973	30,061	15.4%	177,135	25,020	13.4%	3.8%

Source: U.S. Census, 2000 and 2011 American Community Survey 5-Year Averages

* Tract configuration changed significantly precluding comparison



Between 1999 and 2011, the number of persons below the poverty level increased in the City by 3 percent (Exhibit 4-6). The census tracts with the highest poverty rates are concentrated in the southern areas of the City (Exhibit 4-7). This is also where some of the highest population densities are located (Exhibit 4-8).

EXHIBIT 4-7 POPULATION BELOW POVERTY LEVEL BY CENSUS TRACT, 2007-11

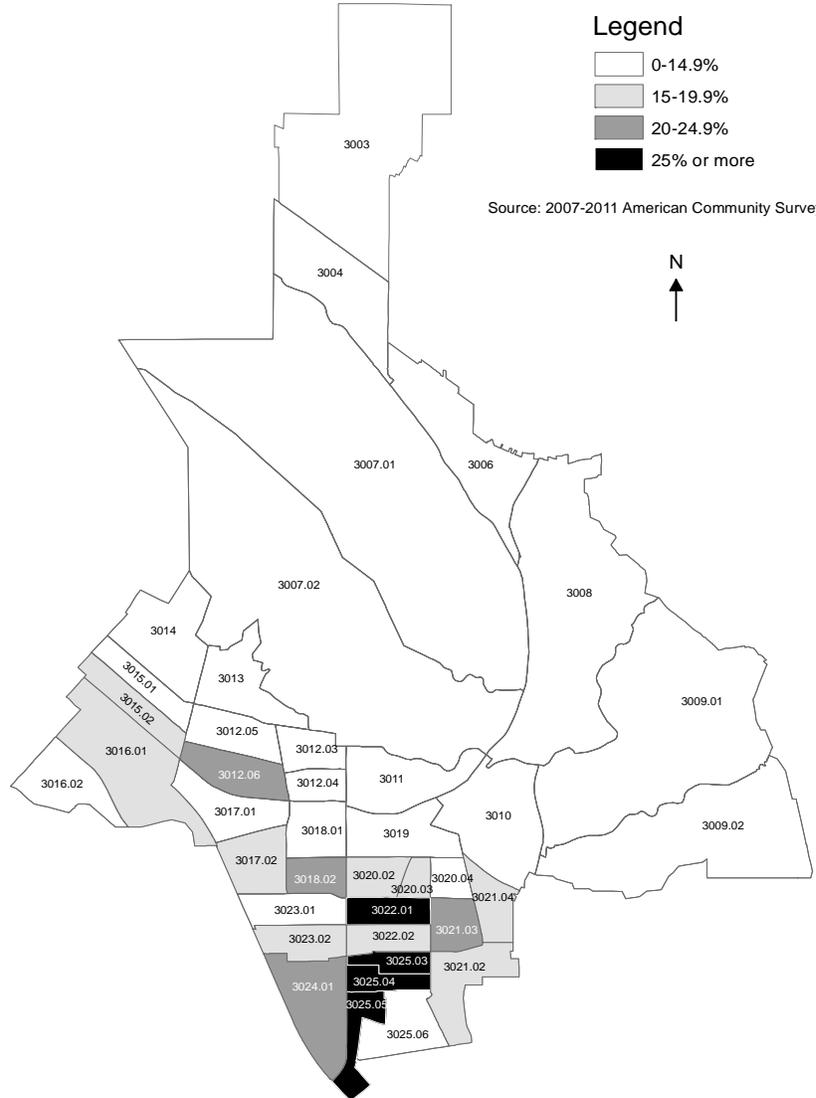
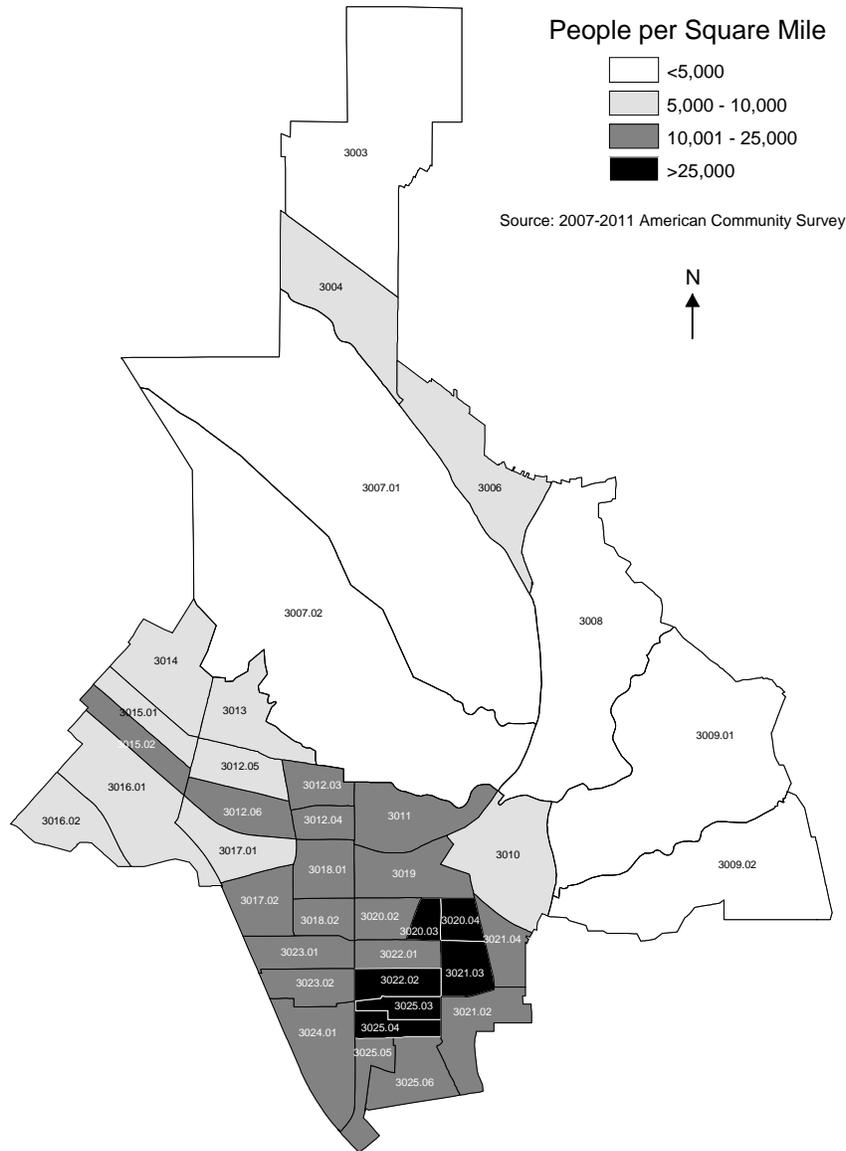




EXHIBIT 4-8 POPULATION DENSITY BY CENSUS TRACT



As shown in Exhibit 4-9, 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.

EXHIBIT 4-9 DISTRIBUTION OF INCOME GROUPS

Income Group	2000		2005-2009 Average	
	Number of Households	Proportion of Households	Number of Households	Proportion of Households
Extremely Low (50% of V. Low Income total in 2000)	9,301	12.9%	11,107	15.4%
Very Low Income (<50% County median income)	9,301	12.9%	8,351	11.6%
Low Income (50% - 80% County median income)	10,774	15%	10,561	14.7%
Moderate Income (80% - 120% County median income)	12,260	17.1%	11,927	16.6%
Above Moderate (> 120% County median income)	30,236	42.1%	30,003	41.7%
Total	71,872	100.0%	71,949	100%

Source: 2000 Census and 2005-2009 American Community Survey

4.1.8 Household Income by Tenure

According to the 2010 Census, 27,535 housing units in the City were owner-occupied and 44,734 were renter-occupied. As illustrated in Table 4-10 (using data from the 2000 Census), when renters and homeowners are compared, a significantly greater proportion of the City’s renters fall within the Very Low (11.9 vs. 1.5 percent), Low (9.6 vs. 2 percent), and Moderate (11.2 vs. 2.9 percent) Income ranges. It is likely that all of the Extremely Low Income households are renters. Almost 32.0 percent of the City’s homeowners are in the Upper Income range, compared to 29.0 percent of renter households. This relationship illustrates that as household incomes rise, people generally choose to purchase their own homes.


EXHIBIT 4-10 INCOME DISTRIBUTION BY TENURE OF OCCUPIED UNITS, 2000

Income Group	Owner		Renter	
	Number	Percent	Number	Percent
Very Low	1,100	1.5%	8,570	11.9%
Low	1,460	2.0%	6,870	9.6%
Moderate	2,070	2.9%	8,020	11.2%
Upper	22,915	31.9%	20,800	29.0%
Total	27,545	38.4%	44,260	61.6%

Source: SCAG RHNA allocation 2007

4.1.9 Overpayment

A household is considered to be overpaying for housing if it spends more than 30 percent of its gross income on housing. Severe housing cost burden occurs when a household pays more than 50 percent of its income on housing. The prevalence of overpayment varies significantly by income, tenure, household type, and household size.

As shown in Exhibit 4-11, 58.8 percent of all renter-occupied households and 36.1 percent of all owner-occupied households in Glendale were burdened by housing overpayment. In the County as a whole, the figures are 53.3 and 45.3 percent, respectively. The problem is especially acute for households with annual incomes less than \$35,000. Over 98 percent of renters in Glendale with annual incomes of less than \$20,000, and over 95 percent of renters with annual incomes of between \$20,000 and \$34,999, suffered from housing overpayment.

EXHIBIT 4-11 MONTHLY HOUSING COSTS RELATIVE TO INCOME

Percentage of Household Income	Percentage of Owner-Occupied Housing Units					
	Household Income <\$20,000	Household Income \$20,000-\$34,999	Household Income \$35,000-\$49,999	Household Income \$50,000-\$74,999	Household Income \$75,000 or more	All Incomes
<30%	16.44%	33.09%	46.72%	32.14%	66.08%	50.89%
30% or more	83.56%	66.91%	53.28%	67.86%	33.92%	36.11%
Percentage of Household Income	Percentage of Renter-Occupied Housing Units					
	Household Income <\$20,000	Household Income \$20,000-\$34,999	Household Income \$35,000-\$49,999	Household Income \$50,000-\$74,999	Household Income \$75,000 or more	All Incomes
<30%	1.26%	4.42%	36.47%	76.20%	90.58%	37.90%
30% or more	98.74%	95.58%	63.53%	23.80%	9.42%	58.83%

Source: 2006 American Community Survey

The Comprehensive Housing Affordability Strategy (CHAS) provides detailed information on housing needs by income level for different types of households. Detailed CHAS data based on the 2010 Census is displayed in table 4-11a below.

As shown below in Table 4-11a, 35.6 percent of renter-occupied households and 17.3 percent



of owner-occupied households in Glendale were burdened by housing overpayment. In general, overpayment disproportionately affects lower income households. While 52.9 percent of all households were burdened by overpayment, the figure jumps to 78.3 percent of lower income households. Further, lower income renter households comprised 93.8 percent of all renter households that were overpaying for housing. This emphasizes the affordability gap between market rents and affordable housing costs for lower income households.

Overpayment can affect extremely low income households to an even greater degree. In 2010, approximately 14,510 extremely low-income households resided in Glendale, with 12,250 renters and 2,260 owners. Most (87.1 percent) extremely low-income households are in overpayment situations, and 78.4 percent of extremely low-income households paid more than 50 percent of their income toward housing costs.

EXHIBIT 4-11A MONTHLY HOUSING COSTS RELATIVE TO INCOME AND TENURE

Total occupied units (households)	71,510
Total Renter households	43,615
Total Owner households	27,895
Total lower income (0-80% of HAMFI) households	36,895
Lower income renter HH (0-80%)	28,745
Lower income owner HH (0-80%)	8,150
Extremely low income renter HH (0-30%)	12,250
Extremely low income owner HH (0-30%)	2,260
Lower income households paying more than 50%	18,660
Lower income renter HH severely overpaying	14,315
Lower income owner HH severely overpaying	4,345
Extremely Low Income (0-30%)	11,385
ELI Renter HH severely overpaying	9,910
ELI Owner HH severely overpaying	1,475
Income between 30%-50%	4,790
Income between 50% -80%	2,485
Lower income households paying more than 30%	29,600
Lower income renter HH overpaying	23,885
Lower income owner HH overpaying	5,715
Extremely Low Income (0-30%)	12,645
Income between 30%-50%	8,545
Income between 50% -80%	8,410
Total Households Overpaying	37,825
Total Renter Households Overpaying	25,445
Total Owner Households Overpaying	12,380

Source: 2010 Census



4.2 GROUPS WITH SPECIAL HOUSING NEEDS

Certain segments of the population may have a more difficult time finding decent, affordable housing due to special circumstances. In Glendale, these “special needs” households include the elderly, disabled persons, large families, female-headed households, persons with HIV/AIDS and the homeless as depicted in Exhibits 4-12 and 4-13. Los Angeles County Health Department and Service Planning Area (SPA) boundaries are used in compiling statistics for special needs populations, including those not tracked through census data such as emancipated youth. A map showing the Los Angeles County Health Department SPA areas can be found at the website: <http://publichealth.lacounty.gov/chs/spa2/index.htm>. Glendale is included in SPA 2.

In September 2005, the Strategic Housing Plan for Special Needs Populations (<http://www.shelterpartnership.org/Common/Documents/studies/StratPlan3.pdf>) was prepared by the Shelter Partnership, Inc. with information from the Special Needs Housing Alliance, with members including the Los Angeles County Department of Children and Family Services, Community and Senior Services, Health Services Office of AIDS Programs and Policy, Mental Health, Public Social Services, as well as the Community Development Commission, Los Angeles Homeless Services Authority, Office of Education and Probation Department. The characteristics and considerations for various special need populations identified in this report related to housing are included and referenced herein. Barriers to accessing and maintaining housing for special needs identified in this report are included in Chapter 6.

EXHIBIT 4-12 SPECIAL NEEDS POPULATION IN NEED OF SUPPORTIVE HOUSING

Special Needs Groups	Number of Persons	% of Total Population
Physically Disabled Persons	42,481	21.7%
Persons w/ Alcohol/Other Drug Abuse (AODA)	12,000	6.2%
Persons w/HIV/AIDS or related diseases	542	0.3%

Source: City of Glendale Consolidated Plan FY 2010-2015

EXHIBIT 4-13 SPECIAL NEEDS HOUSEHOLDS IN NEED OF HOUSING ASSISTANCE

Special Needs Groups	% of Total Households	Owner Occupied	% of Total	Renter Occupied	% of Total
Seniors (65 yrs. +)	20.13%	7,822	28.4%	9,622	21.5%
Female Headed Households with children present	5.20%	567	0.81%	3,056	4.38%
Large Families (7 or more)	1.6%	423	0.6%	452	0.6%

2010 Census



4.2.1 Physically Disabled and Developmentally Disabled

Physical disabilities can hinder access to housing units of typical design as well as limit the ability to earn adequate income. The proportion of individuals with disabilities increases with age. According to the 2010-2015 City of Glendale Consolidated Plan, an estimated 42,481 Glendale residents had work disabilities, mobility and/or self-care limitation in 2000, comprising 21.7 percent of the City's population. The higher percentage of persons with a disability in Glendale is in part, attributed to Glendale's higher proportion of persons aged 65 year and older (15.6 percent) compared to the nation (13 percent).

Housing opportunities for persons with disabilities can be maximized through the provision of barrier-free housing. In addition, the City assisted in the funding of several housing projects with 78 apartments specifically for the disabled, including: Maple Park and Ivy Glen Apartments (owned by Ability First - formally known as the Crippled Children's Society), Hamilton House, Alma House and David Gogian House, owned by the Glendale Association for the Retarded), and Casa de la Amistad (owned by Glendale Housing Corporation, a subsidiary of United Cerebral Palsy of Los Angeles, Santa Barbara and Ventura Counties.)

The new Housing Element law identifies that the City is specifically required to address housing needs for the developmentally disabled with mental retardation, cerebral palsy, epilepsy, autism and any disabling conditions found to be closely related to mental retardation or to require treatment similar to that required for individuals with mental retardation, but not other handicapping conditions that are solely physical. Lanterman Regional Center provides services to the developmentally disabled population in Glendale. The following two tables (Exhibit 4-14 and 4-15) identify 1,249 active cases for the developmentally disabled population in Glendale. A conversation with Karen Ingram, Director of Community Services at Lanterman Regional Center revealed that the developmentally disabled population also has limited housing opportunities that vary based on the type and level of the developmental disability. There is a great need for affordable housing and supportive services for this population which tend to be low income due to the inability of many developmentally disabled persons to hold fulltime jobs. The disability information reflects clients that may have multiple diagnosis which results in substantially higher numbers than the 1,249 living in Glendale. The "Other Disabling Condition" count includes a few clients who are under three years old and do not have a diagnosis yet. As noted above, Glendale has provided subsidized housing opportunities for housing for both the physically disabled population and developmentally disabled population.

With the recent changes in Glendale's permitted use charts, residential congregate living categories provide great flexibility in allowing a variety of housing types to meet the needs of the physically and developmentally disabled populations. In addition, Glendale's residential zoning definitions were modified to clearly allow permit residents of multi family units to have assistance so that they may stay in their homes should they become disabled. Due to the City's financial constraints, City funding for future development of housing projects is uncertain and unlikely, unless a grant or other gift of funds occurs. However, Glendale will continue to provide zoning standards that allow densities in excess of 35 DU/ac, density bonus for affordable housing and parking incentives for affordable housing that will encourage private developers to build housing for physically and developmentally disabled populations in Glendale.



EXHIBIT 4-14 DEVELOPMENTALLY DISABLED POPULATION IN GLENDALE SERVED BY THE LANTERMAN CENTER, BY AGE AND LOCATION

City of Glendale Residential Zip Codes	0-14 Years	15-22 Years	23-54 Years	55-65 Years	65+ Years	Total
91020	16	6	11	0	1	34
91201	39	26	49	3	2	119
92102	48	25	43	8	2	126
91203	23	17	22	1	0	63
91204	32	14	102	25	8	181
91205	88	41	81	24	18	252
91206	67	29	58	8	2	164
91207	30	13	19	1	0	63
91208	47	24	16	1	0	88
91214	81	54	23	1	0	159
Total	471	249	424	72	33	1,249

SOURCE: KAREN INGRAM, DIRECTOR OF COMMUNITY SERVICES LANTERMAN REGIONAL CENTER AUGUST 13, 2012

EXHIBIT 4-15 2012 CITY OF GLENDALE DEVELOPMENTALLY DISABLED POPULATION SERVED BY THE LANTERMAN REGIONAL CENTER, BY TYPE OF DEVELOPMENTAL DISABILITY

Mental Retardation	Cerebral Palsy	Epilepsy	Autism	Other Disabling Condition	TOTAL
672	42	26	440	69	1,249

SOURCE: KAREN INGRAM, DIRECTOR OF COMMUNITY SERVICES LANTERMAN REGIONAL CENTER AUGUST 13, 2012

The Strategic Plan for Housing Needs identifies that nearly one in five people have mental illness according to the National Council on Disability. Of these, a subpopulation of about 5.4% of adults in the United States have a serious mental illness (SMI), a term that generally applies to mental disorders that interfere with some level of social functioning. “Nearly half (2.6%) of those with SMI have been identified as having severe mental illness, which includes



schizophrenia, bipolar disorder, and other severe forms of depression....Local studies conducted in the City and County of Los Angeles have found the prevalence of severe mental illness, such as schizophrenia, major depression, or bipolar affective disorder to range from 30%-50% (of the homeless population)."

The Strategic Plan for Housing Needs notes that those "with severe and persistent mental illness are typically uninsured and require an intensive amount of services and resources for effective mental health treatment." Additionally, many of the homeless mentally ill persons are likely to have serious medical problems, including malnutrition, diabetes, liver disease, neurological impairments, and pulmonary and heart disease. Thus, health insurance is a critical factor in providing the mentally ill access to health and mental health treatment.

Those with severe mental illness are frequently unable to work and need access to affordable housing opportunities. Supportive services such as mobile crisis services have helped to reduce hospital visits and voluntary and involuntary institutional care for persons with mental illness. Supportive housing opportunities are also critical for serving this population.

Section 4.6 identifies existing and proposed assisted housing developments in Glendale which serve the needs of disabled populations. The demand for affordable housing to serve the needs of disabled populations is greater than the supply of units.

4.2.2 The Elderly

The special needs of many elderly households result from their lower, fixed incomes, physical disabilities, and dependence needs. Glendale's elderly population (residents over 65 years of age) represents 15.6 percent (29,918 persons) of the City's population, and 24.1 percent of the City's households.

Many persons in this population are in need of affordable housing since many are on fixed incomes. Housing with supportive services including assisted living facilities and residential congregate care facilities are also needed.

Section 4.6 identifies existing and proposed assisted housing developments in Glendale which serve seniors. The demand for affordable senior housing projects exceeds the available supply, evident by the lack of vacancies in senior housing units for low income elderly.

4.2.3 Female-Headed Households

Female-headed households tend to have low incomes, thus limiting housing availability for this group. 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 affordable housing. For those female headed households with children, access to affordable childcare and health care are particular needs.

4.2.4 Large Families

Large families and households are identified as groups with special housing needs based on the limited availability of adequately sized, affordable housing units. Large households often consist of multiple families sharing a residence out of economic necessity. Overcrowding of



smaller dwelling units accelerates unit deterioration. In addition, large families often have difficulty finding rental units which qualify for Section 8 housing assistance as many larger units exceed maximum rent limits. Many landlords are also reluctant to rent to large families.

There were 7,004 households with five or more members, representing 9.7 percent of the City's total households (2010 Census). Of these, 3,123 were in owner-occupied and 3,876 in renter-occupied housing units.

For this population, a challenge is to find affordable, larger housing units. Discrimination is another factor which may affect this population. Access to services such as affordable child care, recreation facilities, health care and public transportation are concerns of this population.

The City assisted in the development of five affordable rental developments that contain a percentage of three bedroom units, and eight new homeownership developments with three or four bedroom units that serve large low and/or moderate income households.

4.2.5 Persons with HIV/AIDS or Related Diseases

The Los Angeles County Health Department reports there are approximately 542 residents of Glendale with AIDS (Exhibit 4-12). 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.

4.2.6 Persons with Drug and/or Alcohol Addiction

It is estimated by the National Institute of Alcoholic Abuse and Alcoholism that there are approximately 12,000 people in Glendale with substance abuse problems. Some of these individuals may need either supportive housing or are already homeless. Housing needs for this population include emergency shelter, transitional housing and supportive housing including substance abuse residential rehabilitation services and inpatient detoxification services.

4.2.7 Emancipated Youth

In 2005, the Los Angeles County the Department of Children and Family Services (DCFS) estimated that there are approximately 1,800 youth emancipating from child welfare supervised foster care every year in Los Angeles County. Abuse or neglect is the primary reason children enter foster care. In October 2004, the Los Angeles County Probation Department reported approximately 1,560 youth in placements: group care, foster care or



relative care. It is unknown how many of those youth are in Glendale, however, the trends for Los Angeles County are assumed to apply in Glendale. Statewide, the number of youth in foster care is growing, thus so are the needs for housing this population. Service needs of the emancipated youth population are identified as health care (including pregnancy, immunizations, and mental health), poverty, and education. According to the Strategic Plan for Housing Needs, “the economic well-being of former foster youth, at least two to four years after emancipation, appears adequate at best, and more closely resembles those 18 to 24 year olds living below the poverty line than those in the general population.”

According to the Strategic Plan for Housing Needs, “youth in out-of-home care in Los Angeles County are placed in a variety of settings, including emergency shelters, kinship care, foster family placements, and group care. Thus, there is a need for these types of housing. In 2004, it was estimated by the DCFS that for out-of-home placements, approximately 42% were placed with relatives, 25% in Foster Family Agency certified homes, 15% in foster family homes, 8% in guardian homes, and the remainder in group homes. Once out of the child welfare system, the immediate housing need for emancipated youth is transitional housing, with support services including education, job placement, medical care and mental health care. Studies cited in the Strategic Plan for Housing Needs note that youth homelessness for emancipated youth and those emancipating from dependency programs are often caused by “the lack of affordable housing and supportive services (especially primary care), a decrease in incomes for poor families, general instability for poor families, and substance abuse and domestic violence.”

4.2.8 Workforce Housing

“Workforce Housing” generally refers to housing for middle income families, such as teachers, policemen, and nurses, who make up the bulk of the working population. This group tends to be priced out of the ownership housing market due to the high cost of housing, but their incomes generally do not qualify under Federal or State guidelines as lower or moderate income households. Workforce Housing is sometimes defined as households with incomes of 120 to 165 percent of the County Median Income.

Glendale investigated this issue and documented the increasing gap between median household incomes and the affordability of rental and ownership units in Glendale. Due to the lack of affordable housing funds targeted to this income group it is difficult to address their housing needs. One strategy would be to develop joint use affordable housing in conjunction with other city and community operations, such as hospitals, colleges, libraries, etc. The recently completed Doran Gardens project investigated the feasibility of serving workforce housing through the use of New Market Tax Credit subsidies (see Section 4.6 Location and Information on Assisted Units) and determined it was not workable at this time because of the need for additional leveraged funding that would not serve this income group. The City recognizes the need to provide housing for this group which is the majority of Glendale’s working population, but funding for such groups is very limited.

4.3 THE NEEDS OF THE HOMELESS

Throughout the country, homelessness has become an increasing problem. Contributing factors include the general lack of housing affordable to low and moderate income persons, increases in the number of persons whose incomes fall below the poverty level, reductions in public subsidy to the poor, and the de-institutionalization of the mentally ill.



4.3.1 Number of Homeless

In a point-in-time count study conducted in January 2012, the Glendale Homeless Coalition estimated that there are 293 homeless persons in the City on any given night. The survey found that 45% of homeless persons on any given night are single adults while 43% are persons in families; 12% did not disclose their family composition. Veterans make up 5% of homeless persons. According to this survey, 6% of the City's homeless are children. The survey found that 11% of homeless persons have problems of substance abuse, 5% are dually diagnosed (suffering from both mental illness as well as substance abuse), and 20% of homeless persons are mentally ill. Forty-two (14%) persons identified themselves as being homeless due to domestic violence. Out of 293 unduplicated homeless persons enumerated

154 (52%) 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.

EXHIBIT 4-16 HOMELESS BY HOUSEHOLD TYPE

Household Type	Number	Percent
Individuals	131	45%
Persons In Families	128	43%
Did Not Disclose	34	12%
Total	293	100%

Source: 2012 Continuum of Care Status Report

EXHIBIT 4-17 HOMELESS BY AGE GROUP

Age Group	Number	Percent
Children (Ages 17 and under)	18	6%
Adults (Ages 18 through 61)	173	59%
Seniors (62 years or older)	68	23%
Did Not Disclose	34	12%
Total	293	100%

Source: 2012 Continuum of Care Status Report

EXHIBIT 4-18 SPECIAL NEEDS AMONG THE HOMELESS

Special Need	Number	Percent
Substance Abuse	33	11%
Mentally Ill	59	20%
Dually Diagnosed	15	5%
HIV/AIDS	1	0%
Veterans	15	5%

Source: 2012 Continuum of Care Status Report



4.3.2 Persons “At-Risk” of Becoming Homeless

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 sub-populations, 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. As shown in Exhibit 4-11, 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.

4.4 HOUSING UNIT CHARACTERISTICS

4.4.1 Housing Growth

Glendale’s 1990 housing stock of 72,114 units increased to 73,713 by 2000, and to 74,812 by 2010. Comparing the residential growth rates of Glendale with nearby jurisdictions, the City’s 1.4 percent increase in housing units during the 2000-2010 period is comparable to the housing growth experienced in La Canada Flintridge and South Pasadena. The growth rate for Burbank, Los Angeles City, and Pasadena was higher (Exhibit 4-17). The County as a whole also experienced a higher rate of growth than Glendale, indicating that the City’s residential growth rate for the last seven years is less than that occurring in the region.



EXHIBIT 4-19 HOUSING TRENDS GLENDALE AND SURROUNDING AREAS

Jurisdiction	Number of Housing Units		Percent Increase
	2000	2010	
Glendale	73,713	74,812	1.4%
Burbank	42,847	43,690	2.0%
La Canada Flintridge	6,977	7,356	5.4%
Los Angeles City	1,337,668	1,415,592	5.8%
Pasadena	54,114	56,810	5.0%
South Pasadena	10,848	11,229	3.5%
Los Angeles County	3,270,909	3,440,229	5.2%

Source: 2000 & 2010 U.S. Census

4.4.2 Housing Type and Tenure

Since 1970, the City’s composition of single and multi-family units reversed, so that multiple family units are now the predominant housing type, representing 61 percent of the City’s 2013 housing stock (Exhibit 4-20). This trend reflects the limited amount of vacant land available for lower density development in Glendale. Single family residential development occurred almost exclusively in the City’s mountainous areas at very low densities, whereas multi-family development occurred in much of the City’s flatland areas primarily through the conversion of single family and lower density residential land uses.

EXHIBIT 4-20 HOUSING UNITS BY TYPE, 2005

Housing Type	Number of Housing Units	Percent of Total
Single Family	29,597	39%
Multi-Family Total	47,170	61%
Apartments	37,834	80%
Condominiums	9,336	20%
Total Units	76,767	100%

Source: Glendale Building and Safety Permit Data

The tenure distribution (owner versus renter) of a community’s housing stock influences several aspects of the local housing market. Residential mobility is influenced by tenure, ownership housing evidencing a much lower turnover rate than rental housing. Housing overpayment, while faced by many households regardless of tenure, is far more prevalent among renters. Tenure choices are primarily related to household income, composition, and age of the householder.

For the past several decades, Glendale has been a predominately renter-occupied community where approximately 61 percent of the housing units are rentals. Although this situation is influenced by many factors, much of this can be traced to the significant amount of condominium and multi-family unit development that occurred in Glendale. Though condominiums are a form of home ownership, many condominiums are used as rental units.



Approximately 20 percent (9,336) of all multi-family units are currently under condominium ownership. Many condominium units were created through the conversion of apartment units to condominiums. Between 1998 and 2005, the City lost 546 rental units, which were converted to condominiums. Market demand toward the end of 2004 and in 2005 showed high interest in condominiums, resulting in a dramatic increase in conversion applications during that timeframe. However, in 2005, enforcement of Municipal code provisions requiring converted buildings to be consistent with the current General Plan densities resulted in a slowdown in conversion applications.

Of note is a trend toward implementing conversions approved decades earlier. In 2006, the City “lost” a total of 222 units in two buildings that were approved for conversion in the 1980s. A 126-unit building at 1717 N. Verdugo Road was approved for conversion in 1981, yet the units were not offered for sale until 2007. Similarly, a 96-unit building at 3220 Altura Avenue was approved for conversion in 1983, yet the units were not offered for sale until 2007. It is likely that there are similar buildings elsewhere in Glendale. However, since the Department of Real Estate has oversight over the sale of units, the City is unable to determine when units in a building will be offered for sale.

The City’s condominium conversion ordinance was adopted in late 1978 and requires a 180-day eviction notice for existing tenants. It offers the right of first purchase to existing tenants and provides reimbursement of moving expenses up to \$500 to displaced occupants, consistent with state law. Additionally, the City adopted a Just Cause Eviction ordinance which also provides for assistance for those displaced through conversion of apartment rental units to condominiums. However, the Just Cause ordinance does not address evictions of renters from individually-owned condominium units.

4.4.3 Vacancy Rates

Vacancy rates indicate the amount of supply or demand for available housing stock in a community. High vacancy rates relative to other communities indicate that there is low demand for the community’s housing stock and that there is abundant housing supply. Low vacancy rates indicate that demand is high and that housing supply is relatively scarce.

According to the 2010 Census, the vacancy rate for ownership units was 1.2 percent while the vacancy rate for rental housing was 6.8 percent. In comparison, the 2000 Census reported the vacancy rate of 0.9 percent for ownership units and 1.9 percent for rental units. The continued low vacancy rate for for-sale housing indicates that there is still a high demand for such housing. The greater vacancy rate for rental housing may indicate that finding an apartment in Glendale is becoming easier for some households.

Glendale Water and Power has an independent measure of vacant units and in April 2013, it determined that there were 981 “inactive electric accounts” indicating a very low overall vacancy rate of only 1.35 percent for single and multi-family units.

4.4.4 Age and Condition of Housing Stock

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 (see Exhibits 4-21 and 4-22). 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



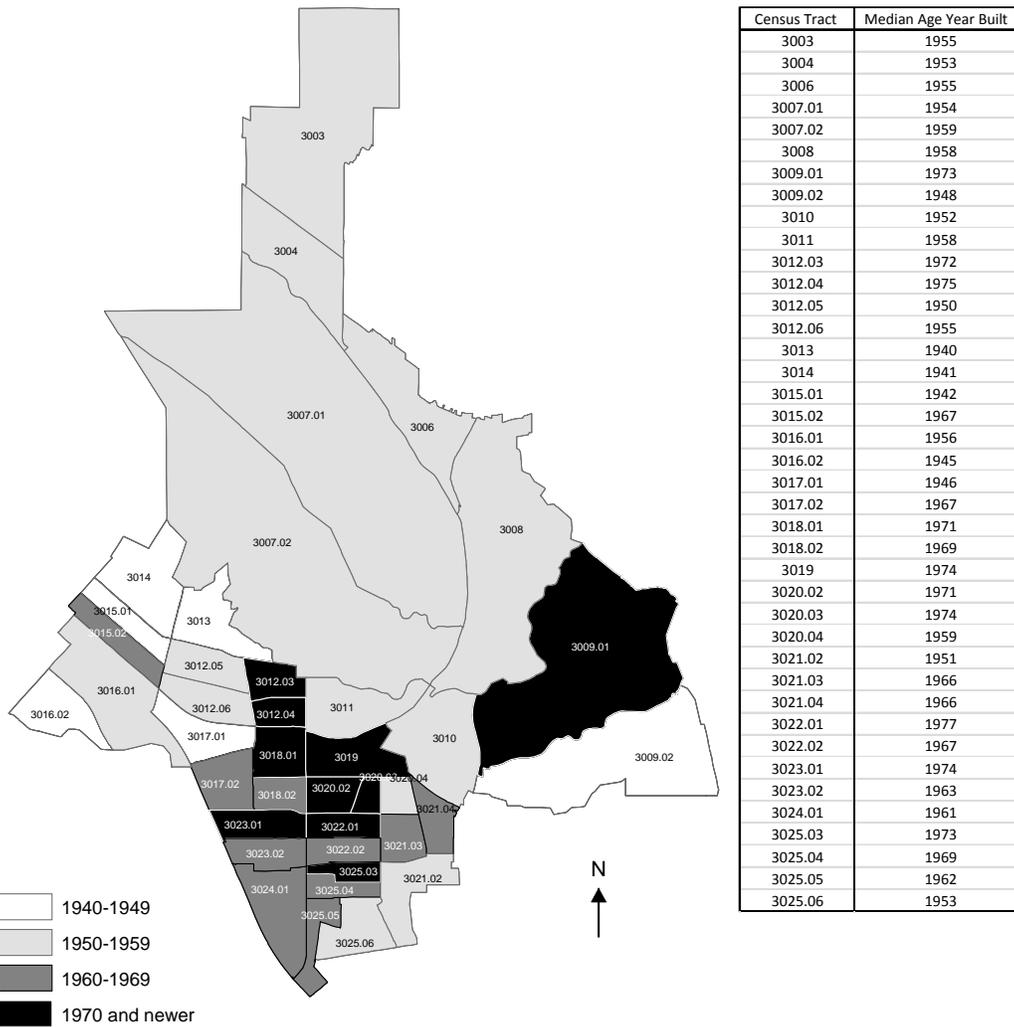
continues to be accommodated by the replacement of older single family homes with higher density developments, as permitted under zoning.

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 single family home rehabilitation program that provided loans to those lower and moderate income home owners in need of home improvements.



EXHIBIT 4-21 MEDIAN AGE OF HOUSING STOCK BY CENSUS TRACT



Source: 2006-2010 American Community Survey

EXHIBIT 4-22 AGE OF HOUSING STOCK

Year Built								Totals
Before 1940	1940-1949	1950-1959	1960-1969	1970-1979	1980-1989	1990-1999	2000 and Newer	
17,941	7,664	10,585	12,259	7,345	15,358	4,011	2,199	77,362
23.2%	9.9%	13.7%	15.8%	9.5%	19.9%	5.2%	2.8%	100%

Source: Los Angeles County Assessor's Office, March 2013 DS04



4.4.5 Housing Costs

According to information from the American Community Survey, in 2011, the median value of housing in Glendale was \$624,100 compared to \$325,700 in 2000. As illustrated in Exhibit 4-23, 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. It appears that the data from the Census Bureau may not reflect the drop in home values from the recession of the past decade—the data may lag current home values by some years.

EXHIBIT 4-23 MEDIAN VALUE OWNER OCCUPIED HOUSING

Census Tracts	1990 Median Value	2000 Median Value	Percent Change 1990-2000	2011 Median Value	Percent Change 2000-2011
3003	321,700	291,400	-9%	626,900	115%
3004	260,600	260,800	0%	537,300	106%
3005.01	309,500	252,700	-18%	591,300	134%
3006	283,800	247,900	-13%	586,100	136%
3007.01	455,300	435,400	-4%	866,400	99%
3007.02	500,001	515,900	3%	927,600	80%
3008	429,600	346,600	-19%	638,100	84%
3009.01	452,000	441,300	-2%	847,200	92%
3009.02		341,600		748,300	119%
3010	386,400	330,400	-14%	668,600	102%
3011	374,100	328,100	-12%	688,100	110%
3012.02	334,100	289,000	-13%	661,650	129%
3012.03	321,300	213,800	-33%	425,200	99%
3012.04		139,700		385,300	176%
3013	500,001	501,200	0%	966,100	93%
3014	368,100	352,600	-4%	765,300	117%
3015.01	279,200	323,700	16%	617,800	91%
3015.02		202,600		466,700	130%
3016.01	222,900	201,900	-9%	509,800	153%
3016.02	248,100	217,400	-12%	568,400	162%
3017.01	245,000	246,600	1%	575,900	134%
3017.02		176,300		483,000	174%
3018	218,800	179,200	-18%	330,700	85%
3019	270,100	170,000	-37%	442,100	160%
3020.01	205,500	159,300	-22%	406,400	155%
3020.02	210,700	142,700	-32%	349,200	145%
3021.02	251,700	221,500	-12%	529,400	139%
3021.03	220,300	191,100	-13%	482,000	152%
3021.04		162,000		346,300	114%
3022.01	214,900	216,500	1%	578,300	167%



3022.02		174,800		389,900	123%
3023.01	228,700	160,100	-30%	423,100	164%
3023.02		213,300		527,000	147%
3024	214,000	164,800	-23%	392,400	138%
3025.01	192,600	165,000	-14%	398,500	142%
3025.02	248,200	234,600	-5%	433,450	85%
TOTAL	\$343,600	\$325,700	-5.2%	\$624,100	92%

In an effort to update housing sales information, sales data for single-family homes and condominiums in the City was collected from DataQuick, a real estate data research firm, in 2012. This information is significantly different from the above Census information (Exhibit 4-23), and reflects the value of homes sold within the year reviewed. Not all homes or prior home values may be reflected in the Census data.

In the 2012 DataQuick annual report, the median home price in Glendale was only \$440,000, a 2.2-percent increase from the median price of DataQuick’s \$429,000 median home price in 2011. Generally, DataQuick shows that Glendale home prices are trending upward again after the great drop in prices since 2007. In 2012, home prices in Glendale were higher than many nearby communities. Housing prices in Glendale in 2012 were higher than in Burbank (\$429,000), Los Angeles (\$365,000), and Los Angeles County (\$330,000), but were lower than Pasadena (\$510,000) and much lower than La Cañada/Flintridge (\$1,082,500).

Home prices in Glendale varied considerably depending on location in the City. DataQuick published reports only break out median home prices by zip code, instead of census tract. The table below displays these median sales prices of single family homes and condominiums. Single family home prices ranged from a low of \$307,000 to a high of \$705,000 in ZIP Codes 91204 and 91207 and condominium prices ranged from \$210,000 to \$323,000 in ZIP Codes 91205 and 91208, respectively.

Higher priced homes in Glendale tend to be located north of the 134 Freeway, especially within hillside areas. Single family home prices ranged from \$500,000 to \$615,000 and condominiums were \$339,000 to \$332,000 within ZIP Codes 91201 and 91202 in northwestern Glendale. The highest priced homes in Glendale in 2012 were located in northern Glendale adjacent to La Cañada Flintridge near the Verdugo Mountains, in ZIP Codes 91208 and 91207. Median home prices in this area ranged from \$647,000 to \$705,000 for single family homes and \$279,000 to \$323,000 for condominiums.

EXHIBIT 4-24 HOUSING SALES PRICES FOR 2012 BY ZIP CODE

Zip Code	Median Home Price	%Price change from 2011	Median Condo Price	% Price change from 2011
91201	\$340,000	1.0%	\$282,000	3.6%
91202	\$615,000	-4.4%	\$250,000	2.6%
91203	\$399,000	34.1%	\$275,000	1.9%
91204	\$307,000	-10.0%	\$252,000	7.8%
91205	\$400,000	-4.6%	210,000	-2.3%
91206	\$621,000	-1.5%	\$250,000	0.0%
91207	\$705,000	-4.5%	\$279,000	9.6%



91208	\$647,000	0.9%	\$323,000	16.6%
91214*	\$517,000	-1.0%	\$343,000	-12.2%

*Includes portions of unincorporated Los Angeles County, La Crescenta

Source: DataQuick Real Estate News, Los Angeles Times Sunday Edition Charts, Data for the Year 2012

4.4.6 Rental Housing

Information on rental rates in Glendale was obtained from advertisements online in Craig's List on a one time, snapshot basis in July 2013.

The majority of rental units advertised for rent were one- and two-bedroom multi-family apartment units with a limited number of single family detached homes for rent. The overall median price for advertised rentals is \$1,904 per month with the median rental price ranging from \$1,409 for one bedroom apartments up to \$2,622 for the median costs of three bedroom single family detached homes.

EXHIBIT 4-25 RENT BY HOUSING TYPE

Unit Type	No. of Bedrooms	Rent Range	Median Rent
Multi Family Apartments	Studio	\$750-\$2,561	\$1,627
	1	\$875-\$2,616	\$1,409
	2	\$1,325-\$4,361	\$2,270
	3	\$1,795 - \$2,995	\$2,540
	Total	\$750-\$4,361	\$1,835
Single-Family Detached Homes	1	--	--
	2	\$2,000 - \$3,600	\$2,600
	3	\$1,900 - \$2,600	\$2,299
	Total	\$1,900- \$3,600	\$2,622
	Total	\$750-\$4,361	\$1,904

There is a significant range of prices within each category based upon the type of unit for rent at this time. For instance there are numerous units for rent in condominium complexes within the 2 bedroom multi-family apartment category at 1717 N. Verdugo Road during the snapshot period. In addition, there are numerous new construction, upscale, high end apartments for lease (all at once) in the ICIS (314 W. Colorado) and Eleve (200 E Broadway) developments in all multi-family unit categories. These initial leases are pushing median rents up especially in the studio and two bedroom apartment range.

Rents for single family homes varied quite significantly based on size, amenities and location. The median rent for all single-family homes was \$2,622 per month. Rents ranged from a median price of \$2,299 for a two bedroom home up to \$3,475 for a three bedroom home.



4.5 PRESERVATION OF ASSISTED UNITS

To date, 31 affordable housing developments and one group home received City development financing assistance for new construction or acquisition/rehab with long term affordability restrictions. These developments contain 1,052 affordable housing units. Another five density bonus developments were completed that provide 101 affordable units.

Until recently, the long term affordability restrictions for three properties were slated to expire in the next ten year period (2014 - 2024). These included Casa de la Paloma, Park Paseo, and Maple Park apartments. They are all owned by nonprofit developers. Two of the properties are owned by a developer listed on the CHPC list of “qualified entities” that should be considered by local governments as developers/property owners who are considered qualified to assist in the preservation of affordable rental housing.

Recently, the City and the developer of Casa de la Paloma worked collaboratively to apply for and receive 4% Credit/Bond funding for Casa de la Paloma from the California Tax Credit Allocation Committee (CTCAC). The proceeds were slated for substantial rehabilitation of the

projects (167 senior, very low income units). In exchange for the proceeds, the developer entered into an agreement with CTCAC on extending the affordability covenants on the building for 56 years (to 2067). This has solved the affordability preservation of this project.

Following that, the same developer approached the City to conduct similar negotiations on their second project noted above, Park Paseo. Negotiations have been initiated and are ongoing. City staff hopes to reach a similar agreement within the next two years that would also preserve the affordable units in this project for a new 56 year term.

An analysis of the risk of these units converting to market rate housing is described in Section 4.5.3 below.

As part of the affordable housing program, short term affordability restrictions (from 5 to 15 years) were placed on various rental units as part of the Multi Family Rehabilitation Loan Program. Over the years, most of those restrictions were released and the units returned to market rate units. However, they do remain in place today on seven privately owned multi-family rental buildings that received moderate to minor rehabilitation loans and currently restrict affordability of 125 privately owned units and 84 single room occupancy units (SRO) with the nonprofit YMCA of Glendale.

A review of these rental developments was conducted in order to describe the degree of risk for these units to lose affordable housing designations during the 10 year analysis period of 2014-2024, and to describe the manner in which the City could assist in the preservation of assisted units. The majority of the development projects with long term affordability restrictions were financed with layered financing structures. As one funding layer expires, others may still exist. As a result, projects that have one layer of financing expire may not be at risk of converting to market rate rental rates immediately, but may only be able to provide smaller affordability subsidies over time.

A financial analysis is provided for those developments that are “At Risk” of conversion to market rate during the next 10 years to determine the most appropriate method of replacement of units with a “HIGH” level of risk. Appendix E identifies local public agencies,



public or private nonprofit corporations, and for-profit organizations with the legal and managerial capacity to acquire and manage at-risk projects.

4.5.1 Inventory of “At-Risk” Units from 2014 - 2024

Long term affordability covenants with the City and with other funders range from 20 to 75 years measured from completion of project construction. The length of covenants depends upon requirements in effect at the time of development and the source of funding. The affordable housing developments listed here are only those developments that have expiring affordability covenants from 2014 - 2024. None of these developments have expiration dates within the next five years, which would require additional analysis in this report.

This list was developed through a review of the affordable housing portfolio database of projects assisted by the City of Glendale, and a review of the California Housing Partnership database of multi-family affordable units in the City of Glendale.

4.5.2 Projects with Recently Extended Affordability Covenants

Palmer House Senior Apartments (555 Palmer Street) operated by Be.group provides 22 units of affordable housing to Low and Very Low income senior citizens. Palmer House was scheduled to expire within the 10 year time period, but in the last two years their project financing has been restructured and affordability covenants have been extended beyond the 2024 time period. Glendale invested 20% Redevelopment Set Aside Funds (when they were still available) for Palmer House at the time of the tax credit investors exit. Funds were also provided to assist in rehabilitation/energy efficiency capital improvements to the building and extension of affordable housing covenants to these properties for another 55 years.

Casa de la Paloma Senior Apartments (133 S. Kenwood Street) operated by Be.group provides 166 units of affordable housing to Very Low income senior citizens. Casa de la Amistad was scheduled to lose its HUD 221(d) 3 affordability covenants in 2019, within the 10 year review period. Due to the refinance and completion of rehabilitation of the building using tax exempt revenue bonds in 2013, the affordable housing covenants were extended for another 55 years until 2068. The project continues to receive a Section 8 project based rental assistance grant through 2019, which is funded annually.

4.5.3 Projects with Long Term Affordability Covenants Expiring 2014 - 2024

Park Paseo Senior Apartments

123 S. Isabel Street - owned by Be.group, nonprofit developer

96 units serving Low and Very Low Income Seniors

Assistance Type: HUD 202 Capital Advances and Rental Subsidies for Very Low Income Elderly with Supportive Services Funding, CDBG for initial building construction.

Constructed in 1984 with a 40 year affordability period

Expiration Date - 2024

Risk of Conversion: Low

Be.group owns this building, as well as Casa de la Paloma and Palmer House. The latter two projects are described above. In fact the property owner, Be.group (formerly known as



Southern California Presbyterian Housing), is listed as a “qualified entity” by the State as a potential partner for rescuing and preserving affordable housing at risk of conversion.

Be.group is a nonprofit organization that is mission driven with a strong operating record. Their REAC ratings of physical property conditions of their properties are at the highest level. Be.group recently restructured financing and extended affordability on its Palmer House senior apartments as described above. Be.group is reviewing options for obtaining an infusion of capital (such as 4% tax exempt revenue bonds) to rehabilitate and improve energy efficiency for an aging Park Paseo, just as it did for Casa de la Paloma. This would extend out affordability covenants for another 55 years.

One element of increased risk described by the property owner is the possibility HUD project based rental subsidies for operations may be reduced or eliminated by the federal government. Park Paseo has a Section 8 project based rental assistance contract that is funded annually. Annual grants for HUD 202 projects have been reducing in length of term and in amount. They were previously funded for 5 years, then 3, and now on an annual basis. These reductions have created cash flow issues and reductions in services. Without rental subsidies it would not be feasible to serve the large number of extremely low income residents who have lived at Park Paseo for decades. However elimination or reduction of rental subsidies to tens of thousands of very low income senior citizens across the country would be difficult politically.

Another element of increase risk is the difficulty of providing housing to an increasingly frail group of residents with limited supportive services. Be.group is looking at partnerships through the Affordable Care Act to increase medical and referral services to residents who wish to age in place or must be transferred to assisted-care senior housing.

Despite increased risks for loss of affordability, based upon the strength of the nonprofit property owner, the high quality of their asset and property management and their ability to transition through the end of HUD subsidies on other similar senior citizen buildings in an effective manner, this development is not classified as high risk for conversion at this time.

Maple Park Apartments

711 E. Maple Street - owned by Ability First, nonprofit developer
25 units serving Very Low Income the Developmentally Disabled
Assistance Type: HUD 811 Capital Advance and Rental Subsidies for Very Low Income Disabled Persons with Supportive Services Funding, CDBG for initial building construction.
Constructed in 1984 with a 40 year affordability period
Expiration Date: 2023

Risk of Conversion: Moderate

One risk to continued affordability is the degree of commitment of the nonprofit owner to providing affordable housing. The property owner, Ability First, is first and foremost a provider of services to disabled persons. Owning affordable properties with supportive services is an ancillary part of their mission. They have stated their interest in returning to their core mission of providing supportive services and are investigating selling their affordable housing portfolio to another affordable housing provider, although no action has been taken to accomplish that to date. Lower than desirable REAC inspection ratings of the physical conditions at the property are a symptom of some of the management challenges at



Maple Park. With a revived commitment to providing affordable housing or a transfer of ownership to another nonprofit devoted to housing, this risk would be reduced.

Another risk is reduction of supportive services and resident referrals from the Lanterman Center, a nonprofit service center for persons with developmental disabilities. The Lanterman Center has experienced a significant loss of State funding and has reduced their services to affordable housing providers. Due to this reduction in coordination with Lanterman, Ability First is facing increased challenges to place and support disabled persons in their affordable housing units, including Maple Park. Increased support to the network of service centers by the State does not appear likely. This risk is likely to continue and affordable housing providers will likely need to increase their supportive services capacity through private fundraising.

Another risk is the possibility that federal funding will not be available in the future to renew annual operating grants for HUD 811 project based rental subsidies to this and other similar housing developments. Over time these project based subsidies were provided through 20 year agreements. These were reduced to 5 year, then 3 year, and are now provided on an annual basis which creates uncertainty and cash flow issues for affordable housing owners. Without these subsidies it would not be feasible to serve the large number of extremely low income residents at Maple Park. If HUD 811 subsidies are further reduced or eliminated it would create a national crisis in affordable housing as the HUD 811 program now provides rental assistance to 24,571 disabled households. The political dilemma that would be posed by reducing or eliminating assistance to a large number of disabled persons makes this risk less likely.

Based upon the fact that this is a nonprofit owned building with HUD 811 rental subsidies serving one of the most difficult to serve populations (extremely low income disabled persons), the risk of conversion of the apartments to market based ownership upon expiration of the HUD and City affordability covenants is not classified as High at this time. Program financing such as 4% tax exempt revenue bond financing will be available to help address issues of conversion to market rate faced by this project.

4.5.4 Projects with Short Term Affordability Covenants Expiring in 10 Years

Private for Profit Affordable Rehabilitated Units - Short Term Affordability Covenants

The City offered a multi-family housing moderate rehabilitation program to scattered apartment sites within the community with shorter term affordability restrictions (5 to 15 years) largely through the use of 20% Redevelopment Set Aside funds to private, for profit property owners. This program was most active in the late 1990's. The rehabilitated units were restricted to rents affordable to low and very low income residents as required by the Redevelopment Set Aside and HOME programs. The majority of these rehabilitation loans are now expiring. In a rising housing market there is no interest on the part of private property owners to extend the affordability covenants on these properties. And there is no interest by new private property owners to take out these loans as they are able to find private financing to rehabilitate units in order to attract much higher income tenants, which increases the long term value of their properties over time.

Currently 7 multi-family rehab loans to private owners of 94 rental units are restricting rents to affordable levels for 5 to 15 years, depending upon the amount of investment per unit or per building. During the ten year review period of 2014 to 2024 all of the remaining 91 for-profit affordable units are expected to lose affordability and will no longer be rent restricted.



The City has a procedure to notify tenants of these units 6 months in advance of the possible loss of affordability of their units and to work with property owners, if possible, to limit future rent increases to these residents for a period of time after the restrictions expire.

These units are located at:

- 512 S. Glendale - 31 units - 2013 expiration
- 1000 E. Chevy Chase - 4 units - 2013 expiration
- 505 S. Central - 11 units - 2013 expiration
- 332 W. Lomita - 14 units - 2013 expiration
- 512 S Glendale - 31 units - 2013 expiration
- 107 Dryden - 28 units - 2015 expiration
- 532 Acacia - 6 units - 2015 expiration

Total: 125 units

Risk of Conversion: High

The City will attempt to replace the loss of these units through construction of new units, application of density bonus provisions which provide additional affordable housing units, or acquisition/rehabilitation of other units with long term affordability covenants. Shown below is an analysis of these costs. While investment per unit will be greater than is required for the moderate rehabilitation loans with short term affordability restrictions of the Multi-Family Rehabilitation program, the term of affordability will be longer on replacement units and a greater assurance of the physical and financial condition of the units will be possible over time with long term affordability restrictions.

Nonprofit Affordable Rehabilitated Units - Short Term Affordability Covenants

The City also offered Multi-Family Rehabilitation loans to nonprofit affordable housing property owners with shorter affordability terms.

Glendale Association for the Retarded (GAR) received two rehabilitation loans through this program, as did the YMCA of Glendale as described below. The affordability covenants for the group homes have recently expired on these group homes, but the units remain affordable as the property owner, GAR retains the units as part of its mission to provide affordable units to developmentally disabled persons.

The YMCA of Glendale, operates a single room occupancy building (SRO) for men and that was improved through a Multi-Family Rehabilitation loan with affordability restrictions that will expire within the ten year time period 2014 - 2024. The SRO building serves a low and moderate income population interested in living in a Single Room Occupancy Unit. By its nature it will likely continue to serve this tenant population in the future, unless the YMCA determines it wishes to convert the building to another use, sell it, or operate it as market rate housing (albeit with low rents). The building itself has limited function as a market rate apartment building due to limitations on the physical size of the units, lack of full kitchen and bath serving each units, and lack of residential amenities and parking. Also, the building is a historic structure with complicates any proposed demolition of the building.

The YMCA has increasingly relied upon rental income for operations of the organization. The City has limited funds available to assist in preservation of the building's affordability in the future. Efforts are being made to leverage funds for the YMCA through a redevelopment of its entire site that may assist in restructuring financing for the SRO building, and perhaps



retaining affordability of the units. The City is assisting the YMCA is receiving Requests for Proposals for redesign of its physical campus which includes recreational, community center, and market rate housing and affordable housing components.

Based upon the need for generating operating revenue for the property owner and the challenges for finding an affordable housing partner who would be committed to the physical renovation and supportive services that would be necessary to operate the SRO building as a long term affordable housing resource, the risk of conversion of these units to market rate units (even though rent rates would likely be low cost) is High.

YMCA of Glendale Single Room Occupancy Building for Men (SRO)

140 N Louise Avenue - YMCA of Glendale
 Assistance Type: 20% Redevelopment Set Aside Funds
 Moderate Housing Rehabilitation Loan - Short Term Affordability
 84 units serving Low and Moderate Income Men
 Rehabilitated in 2000 with a 15 year affordability period
 Total: 84 units

Risk of conversion: High

Financial Analysis Comparing Replacement and Preservation Efforts to Preserve Affordable Units

To estimate the public assistance cost required to replace the 209 rehabilitated Very Low, Low and Moderate Income affordable rental units with long term affordability covenants that are at High Risk to be lost by 2024, staff undertook the following analyses:

- A review of the costs estimates, and local public assistance costs, for a new 9% Low Income Housing Tax Credit (Tax Credits) project; and
- An estimation of the costs and financial gap associated with an acquisition and substantial rehabilitation project.

4.5.5 New Construction: 9% Tax Credits

A developer and the Housing Authority recently executed an Affordable Housing Agreement for a 44-unit Veterans Village project that will serve Low and Very Low Income households. It is important to note that this project has an affordability period of 75 years, which is significantly greater than the 55 year time frame of most 9% tax credit projects. The project is subject to prevailing wage requirements imposed by the State of California. The sources and uses of funds for the project are summarized in the following table:

EXHIBIT 4-26 SOURCES AND USES OF FUNDS PER UNIT - VETERANS VILLAGE

Development Costs		\$351,457
Outside Funding Sources		
Mortgage, Developer Equity/Fees	\$51,629	
Tax Credit Equity	179,374	



Total Outside Funding Sources		\$231,002
Gap Filled by Housing Authority (City)		\$120,455

As can be seen in the preceding table, the available outside funding sources paid for approximately 66% of the project costs. This left 34% of the costs to be funded with City of Glendale Housing Authority assistance. If the 209 at-risk Low and Very Low Income Units can be replaced in a 9% Tax Credit project, it can be assumed that the local public assistance costs would fall in the range of \$120,455 per unit.

This equates to \$25.2 million in local public assistance for 75 years of affordability of the 209 at-risk units.

4.5.6 Acquisition and Substantial Rehabilitation of Existing Rental Units

A developer and the Housing Authority recently executed an Affordable Housing Agreement for the developer to purchase an existing market rate 18-unit building, rehabilitate it to moderate rehabilitation standards, and convert it to a senior citizen affordable housing development (Cypress Senior Apartments). It will serve Low and Very Low Income households.

This project has some unique characteristics that may apply to other Glendale acquisition/rehab projects as described below:

1. This project does not meet the requirements required for RHNA credit, as the project does not require substantial rehabilitation per RHNA guidelines established by HCD. The rehabilitation costs are at the moderate level and fall within the \$77,000 per unit range. Because of the age of Glendale multi-family housing in Glendale, largely constructed in the 1980's and 1990's, this degree of rehabilitation may apply for other similar projects. Nevertheless because of the financial structure of the project, the affordability covenants do apply for 55 years.
2. The pertinent apartment project inventory in Glendale consists largely of projects with fewer than 20 units. It is financially less feasible to pursue Tax Credits for small projects, and thus, local public assistance is needed to bridge the majority of the financial gap. The Housing Authority is therefore providing a greater level of permanent financing for the project than would be typical in a 9% tax credit project.

An example of sources and use of funds for an acquisition/moderate rehabilitation project is presented in the following table:

EXHIBIT 4-27 SOURCES AND USE OF FUNDS PER UNIT - CYPRESS SENIOR APARTMENTS

Development Costs		\$231,987
Outside Funding Sources		
Mortgage, Developer Equity and Fees	\$ 19,055	



Tax Credit Equity	\$132,514	
Total Outside Funding Sources		\$151,569
Gap Filled by Housing Authority (City)		\$ 80,418

As shown in the table, the local public assistance share of the costs decreases substantially when an appropriate building requiring moderate level rehabilitation is found, a motivated for profit developer is located, the 9% tax credit investment is obtained, and the affordability period is 55 years instead of 75 years. Finding an appropriate existing building and developer is key in this case.

In this case, the necessary local public assistance is 34% of the project costs. If the 209 at-risk Very Low Income Units are replaced through an acquisition/substantial rehabilitation project meeting these requirements, the local public assistance is estimated at \$80,418 per unit. This translates to approximately \$16.8 million for 209 units.

4.5.7 Financial Analysis Findings

The financial analysis indicates that the most financially efficient method for replacing the 209 at-risk Very Low, Low, and Moderate Income units is the Acquisition/Rehabilitation option. This option could potentially be funded with Low and Moderate Income Housing Asset Funds

(program income from former 20% Redevelopment Set Aside funds), federal HOME Program funds, and competitive project based affordable housing funds available from other State, federal, and County affordable housing funders.

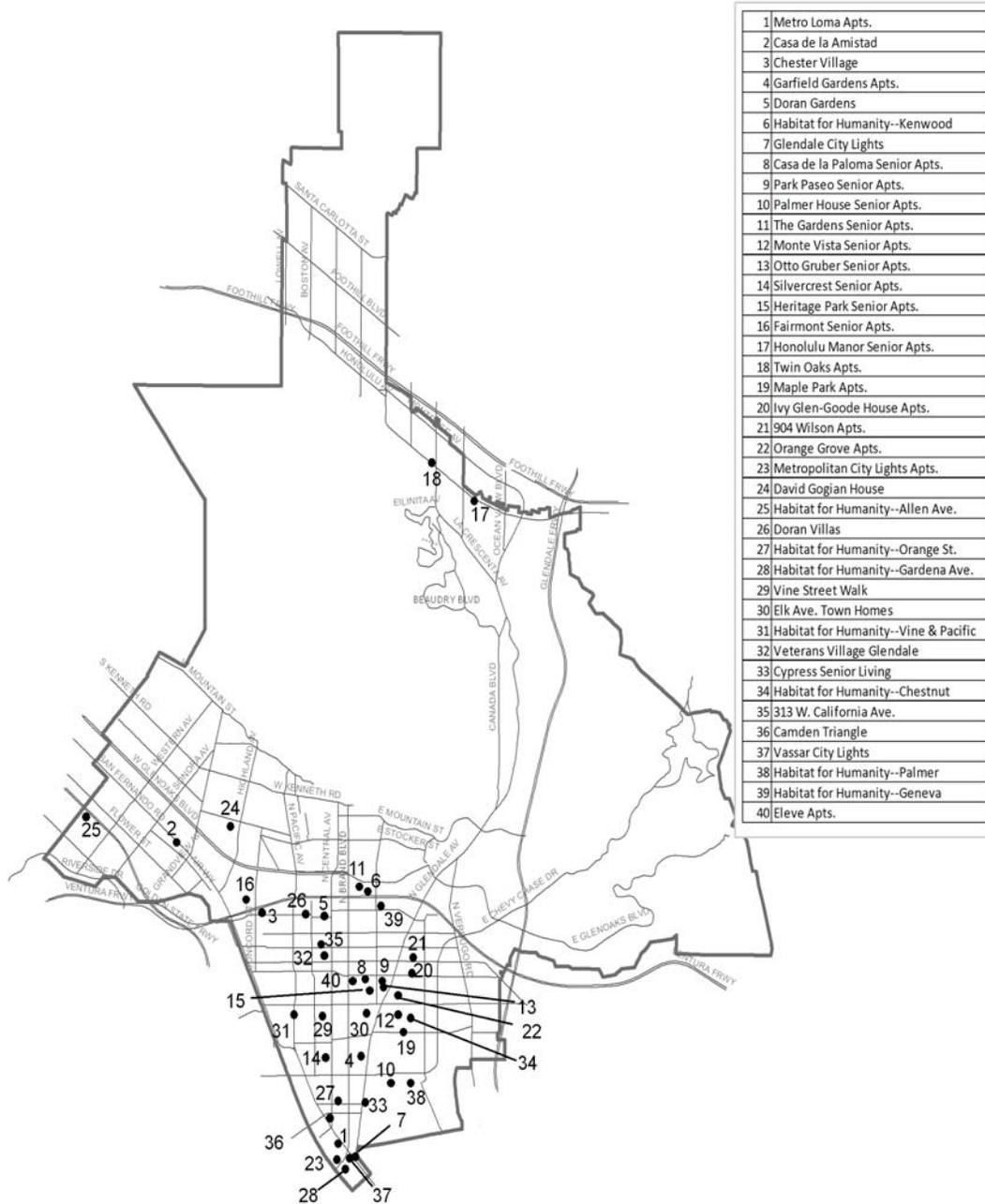
Despite the feasibility, there may be occasions and projects where new construction of units are desired in place of Acquisition/Rehabilitation for other programmatic or policy reasons. These will be selected on a case by case basis.

4.6 LOCATION AND INFORMATION ON ASSISTED UNITS

Exhibit 4-28 shows the location of all housing projects which are in operation, or have received either funds/funding commitments or density bonuses with entitlements from the City. Of these 43 housing developments, one is under construction and four are proposed. One is permanent housing for the formerly homeless located in a nearby city. These projects provide dwellings at/or below market rate rents or sales prices and/or special needs housing.



EXHIBIT 4-28 HOUSING PROJECTS ASSISTED BY THE CITY





4.6.1 List of Projects in Construction/Under Development

- 1. Cypress Senior Apartments - 311 Cypress Street**
19 units serving Low and Very Low Income Senior Citizens
Assistance Type: HOME, Low Income Tax Credits,
Projected Completion Date in 2014 with a 56 year affordability period
- 2. Veterans Village Apartments - 331-335 Salem Street**
44 units serving Low and Very Low Income Families
Assistance Type: HOME, Redevelopment Set-Aside, Low Income Tax Credits
Projected Completion Date in early 2015 with a 75 year affordability period
- 3. Habitat for Humanity - 806 E. Chestnut**
3 units serving Low Income Families
Assistance Type: Low Mod Income Housing Asset Funds
Projected Completion Date in February 2016 with a 45 year affordability period requiring equity share paid upon resale.
- 4. 313 W California Avenue**
4 affordable units serving Very Low Income Families with 80 market rate units
Assistance Type: Density Bonus
Projected Completion Date in Summer 2015 with a 30 year affordability period.
- 5. Camden Triangle - 3900 San Fernando Road**
22 affordable units serving Very Low Income Families with 265 market rate units
Assistance Type: Density Bonus
Projected Completion Date in Spring 2015 with a 30 year affordability period.

4.6.2 List of Completed Projects

Note: For safety reasons, one apartment building serving victims of domestic violence is not listed below.

Senior Housing

- 1. Casa de la Paloma Senior Apartments**
133 S. Kenwood Street
166 units serving Very Low Income Seniors
Assistance Type: HUD 221(d) 3 ; CDBG;
Redevelopment Set-Aside
Constructed in 1978 with 40 year affordability period.
Rehabilitated in 1994 (Redevelopment Set-Aside
Earthquake loan) and 2012 with tax exempt revenue
bonds. (No longer monitored by City.)





2. Park Paseo Senior Apartments

123 S. Isabel Street
 96 units serving Low and Extremely Low Income Seniors
 Assistance Type: HUD 202 and CDBG
 Constructed in 1984 with a 40 year affordability period



3. Palmer House Senior Apartments

555 E. Palmer Avenue
 21 units serving Low Income Seniors
 Assistance Type: Redevelopment Set-Aside funds and Low Income Housing Tax Credits
 Constructed in 1992 with a 55 year affordability period. Rehabilitated/financial restructure in 2010 (Redevelopment Set Aside funds) and affordability extended 55 years.



4. The Gardens Senior Apartments

333 Monterey Road
 74 units serving Very Low Income Seniors
 Assistance Type: HUD 202 and Redevelopment Set-Aside
 Constructed in 1994 with a 40 year affordability period



5. Monte Vista Senior Apartments

714 E. Elk Avenue
 10 units serving Low Income Seniors
 Assistance Type: Redevelopment Set-Aside funds and Low Income Housing Tax Credits
 Constructed in 1994 with 30 year affordability
 Rehabilitated in 1996 with 30 year affordability (HOME Earthquake loan)



6. Otto Gruber Senior Apartments

143 S. Isabel Street
 39 units serving Very Low Income Seniors
 Assistance Type: HUD 202, HOME; Lot width density bonus
 Constructed in 2000 with 40 year affordability period





- 7. **Silvercrest Senior Apartments**
 323 W. Garfield Avenue
 73 units serving Low Income Seniors
 Assistance Type: HUD 202, Redevelopment Set-Aside funds and CDBG; Lot width density bonus
 Constructed in 2000 with 40 year affordability period



- 8. **Heritage Park Senior Apartments**
 420 E. Harvard Street
 51 units Serving Low and Very Low Income Seniors
 Assistance Type: Redevelopment Set-Aside funds, HOME, and Low Income Housing Tax Credits; Lot width density bonus
 Constructed in 2004 with 55 year affordability period



- 9. **Fairmont Senior Apartments**
 770-720 Fairmont Avenue
 38 units serving Low and Moderate Income Seniors
 Assistance Type: Density Bonus
 Constructed in 1990 with affordability period in perpetuity



- 10. **Honolulu Manor Senior Apartments**
 2500 Honolulu Avenue
 22 units serving Low and Moderate Income Seniors
 Assistance Type: Density Bonus
 Constructed in 1988 with affordability period in perpetuity



- 11. **Twin Oaks Apartments**
 2840 Honolulu Avenue
 25 units serving Low and Moderate Income Seniors
 Assistance Type: Density Bonus
 Constructed in 1988 with affordability period in perpetuity





Housing for Developmentally Disabled

12. Maple Park Apartments

711 E. Maple Street
 25 units serving Very Low Income the Developmentally Disabled
 Assistance Type: HUD 811 and CDBG
 Constructed in 1984 with a 40 year affordability period



13. Ivy Glen/Goode House Apartments

113 N. Cedar Street
 24 units serving Very Low Income Developmentally and Physically Disabled
 Assistance Type: HUD 811 and Redevelopment Set-Aside
 Constructed in 1995 with 40 year affordability period



14. Casa de la Amistad

6206 San Fernando Street
 23 units serving Very Low Income Developmentally Disabled
 Mixed-Use IMU-R Zone, CUP granted for residential
 Assistance Type: HUD 811 and Redevelopment Set-Aside; SB 1818; Lot width Density Bonus
 Placed in service in 2010 with a 55 year affordability period

Family Housing

15. 904 Wilson Apartments

904-910 Wilson Street
 2 units serving Low Income Families
 Assistance Type: Density Bonus
 Constructed in 1994 with affordability period: In perpetuity



16. Euclid Villa Apartments

154-160 S. Euclid Avenue, Pasadena
 7 units serving Very Low Income Formerly Homeless
 Assistance Type: HOME, SHP, AHP, and Low Income Tax Credits
 Constructed in 1999 with 55 year affordability period

**17. Orange Grove Apartments**

700 Orange Grove Avenue
24 units serving Low and Very Low Income Families and Formerly Homeless
Assistance Type: HOME, Tax Exempt Bonds and Low Income Tax Credits; Lot width density bonus
Constructed in 2000 with 55 year affordability period

**18. Metropolitan City Lights Apartments**

1760 Gardena Avenue
64 units serving Very Low Income Families
Mixed Use SFMU Zoning
Assistance Type: HOME, Redevelopment Set-Aside, Low Income Tax Credits, and AHP; Lot width density bonus
Placed in service in 2007 with 56 year affordability period

**19. Metro Loma Apartments**

328 Mira Loma Street
44 units serving 5 Extremely Low, 38 Very Low and 1 Above Moderate Income Families
Mixed-Use SFMU Zone
Assistance Type: Redevelopment Set-Aside, Low Income Tax Credits and AHP; Lot width density bonus
Placed in service in 2008 with 56 year affordability period

20. Chester Village

615 Chester Street
4 units serving Low Income Formerly Homeless with Disabilities
Multi-Family Residential R-2250 Zone
Assistance Type: Supportive Housing Program and Redevelopment Set-Aside
Placed in service in March 2010 with 30 year affordability period

21. Garfield Gardens Apartments

205-307 E. Garfield Street
30 units serving: 23 Very Low, 8 Low Income Families and 1 Above Moderate Rate
Multi-Family Residential R-2250 Zone
Assistance Type: Redevelopment Set-Aside and Low Income Tax Credits
Placed in service in 2010 with a 55 year affordability period

22. Glendale City Lights

3673 San Fernando Road
68 units serving 7 Extremely Low, 41 Very Low, 19 Low and 1 Above Moderate Income Families
Mixed-Use IMU-R Zone; CUP granted for residential
Assistance Type: Redevelopment Set-Aside and HOME; SB1818
Placed in service in 2010 with a 56 year affordability period



23. Vassar City Lights

3685 San Fernando Road
 72 units serving 7 Extremely Low, 42 Very Low, 22 Low and 1 Above Moderate Income Families
 Mixed-Use SFMU Zoning
 Assistance Type: Redevelopment Set-Aside, Tax Credits
 Placed in service in 2010 with 56 year affordability period

24. Apartments Serving Victims of Domestic Violence

Information withheld for safety reasons.

Group Home

25. David Gogian House

1239 Alma Street
 Group Home serving 6 Low Income Developmentally Disabled Persons
 Assistance Type: HOME and Redevelopment Set-Aside
 Acquired and Rehabilitated in 1999 with a 30 year affordability period

Ownership Housing

26. Habitat for Humanity - Allen Avenue

531-533 Allen Avenue
 4 units serving Very Low Income Families
 Assistance Type: Redevelopment Set Aside and Volunteer Labor/Donations
 Constructed in 1999. Sold in 2000 with a 20 year affordability period requiring equity share paid upon resale.



27. Doran Villas

423-427 Doran Street
 13 units serving Moderate and Low Income Families
 Assistance Type: Redevelopment Set Aside
 Constructed in 1999 with a 20 year affordability period requiring equity share paid upon resale. (8 paid off to date.)



28. Habitat for Humanity - Orange Street

1256 S. Orange Street
 4 units serving Low Income Families
 Assistance Type: Redevelopment Set Aside and Volunteer Labor/Donations
 Constructed in 2001 with a 20 year affordability period requiring equity share upon resale.



**29. Habitat for Humanity - Gardena Avenue**

1830 Gardena Avenue

3 units serving Low Income Families

Assistance Type: HOME and Volunteer Labor/Donations

Constructed in 2003 with a 20 year affordability period requiring equity share paid upon resale.

**30. Vine Street Walk**

333 - 357 W. Vine Street

3 units serving Moderate Income Families

Assistance Type: Redevelopment Set Aside

Constructed in 2003 with a 45 year affordability period requiring equity share paid upon resale.

(1 paid off to date.)

**31. Elk Avenue Town Homes**

415 - 417 E. Elk Avenue

4 units serving Moderate Income Families

Multi-Family Residential R-1650 Zone

Assistance Type: Redevelopment Set Aside

Constructed in 2005 with a 45 year affordability period requiring equity share paid upon resale. (1 paid off to date.)

**32. Habitat for Humanity - Vine & Pacific**

401 - 411 S. Pacific Street

4 units serving Low Income Families

Assistance Type: Redevelopment Set Aside

Constructed in 2005 with a 45 year affordability period requiring equity share paid upon resale.

**33. Habitat for Humanity - Palmer**

900 and 904 E Palmer St., and 1201 Cottage Grove

3 units serving Low Income Families

Assistance Type: HOME, CalHOME and Volunteer Labor/Donations

Constructed in 2008 with a 45 year affordability period requiring equity share paid upon resale.

34. Habitat for Humanity - Kenwood

711-717 Kenwood Street

11 units serving Low Income Families

Multi-Family Residential R-1250 Zone

Assistance Type: HOME, CalHOME and Volunteer Labor/Donations; SB1818

Constructed in 2009 with a 45 year affordability period requiring equity share paid upon resale.

**35. Habitat for Humanity - Geneva**

624 Geneva Street

5 units serving Low Income Families

Assistance Type: HOME, CalHOME and Volunteer Labor/Donations;

Constructed in 2009 with a 45 year affordability period requiring equity share paid upon resale.

36. Doran Gardens

331-349 Doran Street

60 units serving 17 Moderate Income and 3 Above Moderate Income Families

Multi-Family Residential R-1250 Zone

Assistance Type: Redevelopment Set-Aside, BEGIN, RDLP, and New Market Tax Credits

Constructed in 2012 with a 45 year affordability period with resale restrictions limiting sales to moderate income home buyers.

37. Eleve Glendale

200 W Broadway

14 units serving 14 Very Low Income Households

Assistance Type: SB 1818 Density Bonus

Constructed in 2013 with a 30 year affordability period

4.7 PROJECTED HOUSING NEEDS

4.7.1 Population Growth

Urban sprawl has caused many metropolitan areas such as Los Angeles and San Diego to extend outward from central cities. The City of Glendale is a member of the Southern California Association of Governments (SCAG), which is the council of governments for this region. According to SCAG, there are three components of growth. The primary factor of growth remains natural increase, which is the difference between the number of births and the number of deaths. A second component is internal migration within the United States, which is the number of persons moving to the region from other parts of the country less those moving out. Third, is immigration or the number of new persons moving to the region from other countries.

Southern California, which includes Imperial, San Diego, Riverside, San Bernardino, Los Angeles, Orange, Ventura, and Santa Barbara counties, grew from 17,410,446 persons in 1990 to 21,626,497 persons in 2010, representing a 24 percent increase in population. Between 1990 and 2010, the population of the eight county area grew by over four million people.

Los Angeles County grew by nearly one million people in the 20 years between 1990 and 2010, which was significantly slower growth than in the past. For example, the population of the County increased by nearly 1.4 million people in the 1980's alone. In addition, growth in Los Angeles County was surpassed by Riverside County (Exhibit 4-29).



EXHIBIT 4-29 REGIONAL POPULATION GROWTH

County	Population			Increase 1990-2010	
	1990	2000	2010	Change	Percent
Los Angeles	8,863,164	9,519,338	9,830,420	967,256	11%
Imperial	109,303	142,361	175,234	65,931	71%
Orange	2,410,556	2,846,289	3,018,963	608,407	25%
Riverside	1,170,413	1,545,387	2,203,332	1,032,919	88%
San Bernardino	1,418,380	1,709,434	2,042,441	624,061	44%
San Diego	2,498,016	2,813,833	3,105,989	607,973	24%
Santa Barbara	268,608	399,347	424,712	156,104	58%
Ventura	669,016	753,197	825,706	156,690	23%
	17,410,446	19,729,456	21,626,497	4,219,341	24%

Data from U.S. Census

The California Department of Finance estimated that by the January 1, 2013, Glendale's population was 193,652 persons, making Glendale the fourth largest city in Los Angeles County behind Los Angeles, Long Beach and Santa Clarita (Exhibit 4-30). Glendale's population grew by approximately 7.6 percent between 1990 and 2013. Both the City of Los Angeles and the County grew somewhat faster.

EXHIBIT 4-30 POPULATION TRENDS: GLENDALE & SURROUNDING AREAS

County	Population			Increase 1990-2010	
	1990	2000	2010	Change	Percent
Glendale	180,038	194,973	191,719	11,681	6.4%
Burbank	93,643	100,316	103,340	9,697	10.3%
La Canada Flintridge	19,378	20,318	20,246	868	4.4%
City of Los Angeles	3,485,398	3,694,820	3,792,621	307,223	8.8%
Pasadena	131,591	133,936	137,122	5,531	4.2%
South Pasadena	22,936	24,292	25,619	2,683	11.7%
Los Angeles County	8,863,164	9,519,338	9,818,605	955,441	10.8%

Data from U.S. Census

The 2012 Regional Transportation Plan (RTP) provides projections of population growth on a sub-regional level. Under the Plan's growth management provisions, the Arroyo Verdugo Subregion (which includes Glendale, Burbank, and La Canada Flintridge) is projected to grow by approximately 30,371 new residents between 2010 and the year 2035 (Exhibit 4-31).

From 2010 to the year 2035, Glendale's population is expected to grow by another 18,057 people. The estimated average annual growth rate of approximately 0.38 percent is much slower than the average annual growth of 2.5 percent that the City experienced during the 1980-1990 period. Factors which may influence future growth in Glendale include the availability of land for development, the price of housing, interest rates and the overall economy.



EXHIBIT 4-31 SUBREGION PROJECTED POPULATION GROWTH 2000-2035

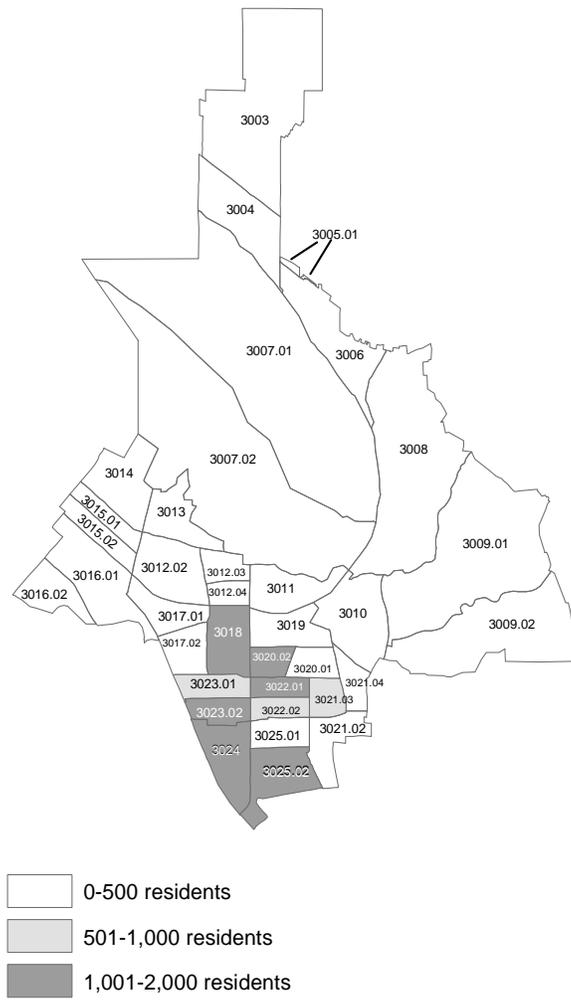
CITY	2000	2010	2035	Percent Increase
Burbank	100,316	103,340	115,300	11.6%
Glendale	194,973	191,719	209,776	9.4%
La Canada Flintridge	20,318	20,246	20,600	1.7%
Los Angeles County	9,519,338	9,818,605	11,353,000	15.6%

Source: 2000 and 2010 Census and 2012 Regional Transportation Plan

Growth in the City is expected to be concentrated in the southern and western area as shown in Exhibit 4-32. These areas are predominantly multi-family zoned. Development is likely to consist of the replacement of single family homes by apartments and condominiums, leading to increased development densities.



EXHIBIT 4-32 PROJECT POPULATION GROWTH 2000-2035 BY CENSUS TRACT



Source: 2010 Census and 2012 RTP

Census Tract	2010 Population	2035 Population	Revised Pop Change
3003	6,140	6,170	30
3004	5,740	5,840	100
3005.01	923	953	30
3006	8,053	8,253	200
3007.01	6,144	6,174	30
3007.02	5,604	5,634	30
3008	6,947	6,977	30
3009.01	6,463	6,493	30
3009.02	1,998	2,005	7
3010	4,841	5,015	174
3011	6,491	6,691	200
3012.02	7,572	7,772	200
3012.03	4,368	4,568	200
3012.04	4,990	5,190	200
3013	2,016	2,073	57
3014	3,865	3,895	30
3015.01	1,902	2,102	200
3015.02	6,908	7,008	100
3016.01	6,198	6,398	200
3016.02	3,908	4,108	200
3017.01	2,849	2,927	78
3017.02	5,556	5,756	200
3018	7,657	9,657	2,000
3019	7,810	8,010	200
3020.01	7,792	7,992	200
3020.02	3,532	5,532	2,000
3021.02	6,439	6,639	200
3021.03	5,504	6,254	750
3021.04	3,917	4,417	500
3022.01	3,856	5,856	2,000
3022.02	5,254	6,178	924
3023.01	3,790	4,790	1,000
3023.02	4,895	6,895	2,000
3024	5,944	7,944	2,000
3025.01	8,564	8,764	200
3025.02	7,283	8,846	1,563
	191,713	209,776	18,063

4.7.2 Employment

Approximately 100,777 residents in Glendale were employed in 2010 (Exhibit 4-33). This level of employment represents a labor force participation rate of 69 percent for males and 60 percent for females. Unemployment in Glendale was high in 2010, with 14 percent of males and 12 percent of females actively looking for work. These proportions were comparable to total county-wide level of 12.4 percent. The 2010 high unemployment rate was mostly due to the economic recession in California.



EXHIBIT 4-33 EMPLOYMENT CHARACTERISTICS, 2010

Labor Force	Glendale			Los Angeles County		
	Male	Female	Total	Male	Female	Total
In Labor Force	52,483	48,294	100,777	2,732,792	2,287,423	5,020,215
• Armed Forces	67		67	3,944	589	4,533
• Civilian Labor Force	52,416	48,294	100,710	2,728,848	2,286,834	5,015,682
Employed	45,260	42,615	87,875	2,381,588	2,010,680	4,392,268
Unemployed	7,156	5,679	12,835	347,260	276,154	623,414
Not in Labor Force	23,572	32,217	55,789	1,041,111	1,668,348	2,709,459
Unemployment Rate	14.0%	12.0%	13.0%	13.0%	12.0%	12.4%
Labor Force Participation Rate	69.0%	60.0%	64.3%	72.4%	58.0%	65.0%

Source: 2010 U.S. Census

Glendale residents worked in a variety of industries in 2010 (Exhibit 4-34). The most prevalent industry types were retail trade, manufacturing, finance, insurance, real estate, and health services. With the exception of the agriculture, forestry, fisheries, and mining industries, the remaining ten industries are fairly well represented, with at least 2,500 residents (3 percent) employed in each industrial sector.



EXHIBIT 4-34 INDUSTRY OF EMPLOYMENT FOR GLENDALE RESIDENTS, 2011

Industry	Number	Percent
Agriculture, Forestry, Fisheries, & Mining	142	0.2%
Construction	4,637	5.1%
Manufacturing	7,015	7.8%
Wholesale Trade	2,519	2.8%
Retail Trade	10,055	11.1%
Transportation and warehousing, and utilities	3,908	4.3%
Information	5,311	5.9%
Finance, insurance, real estate, and rental and leasing	7,694	8.5%
Professional, scientific, management, administrative, and waste management services	11,259	12.5%
Educational, health and social services	21,277	23.6%
Arts, entertainment, recreation, accommodation and food services	7,107	7.9%
Other services (except public administration)	6,434	7.1%
Public Administration	2,956	3.3%
Total	90,314	100%
Employed civilian population 16 years and over	90,314	

Source: 2007-2011 American Community Survey

Most jobs in Glendale are in the educational, professional and retail sectors, comprising nearly 50 percent of the City's employment opportunities. The entertainment industry is expected to dominate future job growth, as evidenced by recent development activity by DreamWorks, ABC7 and Disney in the San Fernando Road corridor area. This is further reinforced by trends occurring in the region especially in the San Fernando Valley and surrounding communities. Based on the significant increase in office development in the City, the Finance, Insurance and Real Estate sectors are expected to continue to provide a significant number of jobs in the City, as will other service sectors.

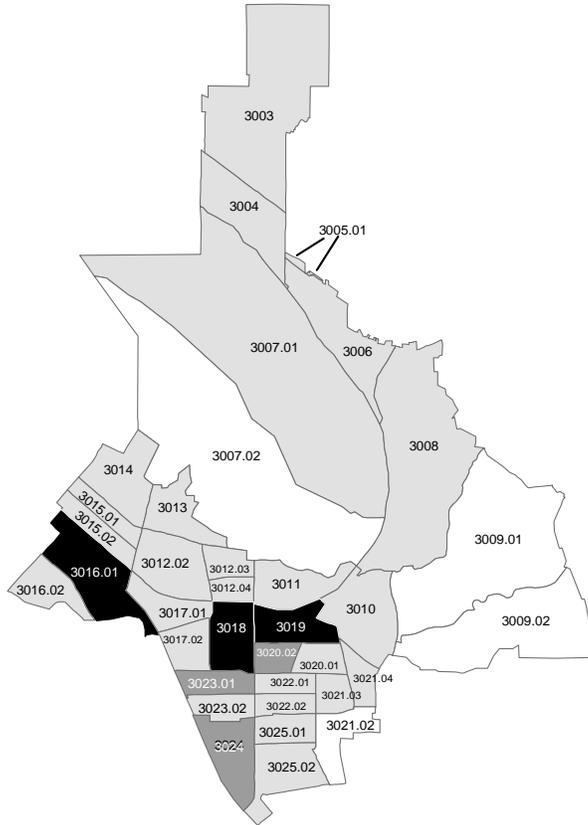
Employment statistics reveal that a relative balance exists between the types of jobs performed by Glendale residents and the types of employment opportunities available in the City. Exhibit 4-34 displays the areas of the City where employment growth is anticipated. Generally, it is expected to be concentrated in Downtown Glendale and along the San Fernando corridor. Employment in these areas is dominated by retail trade, services and light industry.

In 1992, the San Fernando Road Corridor Redevelopment Project Area was established to address the declining industrial area along San Fernando Road and surrounding areas. The plan proposes approximately 4.97 million square feet of new development. In 2006, the City approved the Glendale Downtown Specific Plan to provide direction for growth and revitalization of the downtown area. Approximately 1.7 million square feet of commercial space (retail, office, hotel, theater) and approximately 3,980 housing units are anticipated, primarily within the boundary of the current Redevelopment Project Area. This growth will

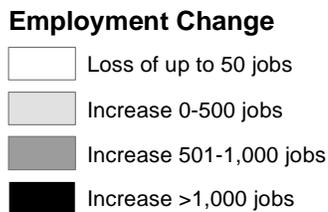


generate significant increases in the City’s employment base, and will serve to create a better balance between job and housing opportunities in Glendale.

EXHIBIT 4-35 EMPLOYMENT GROWTH 2000-2035 BY CENSUS TRACT



Census Tract	2008 Employment	2035 Employment	Employment Change
3003	1,074	1,150	76
3004	927	979	52
3005.01	530	540	10
3006	3,538	3,725	187
3007.01	331	334	3
3007.02	152	139	-13
3008	3,189	3,369	180
3009.01	138	136	-2
3009.02	99	97	-2
3010	3,024	3,297	273
3011	761	839	78
3012.02	1,015	1,098	83
3012.03	336	352	16
3012.04	1,291	1,439	148
3013	74	87	13
3014	316	339	23
3015.01	82	90	8
3015.02	893	971	78
3016.01	8,785	9,940	1,155
3016.02	1,347	1,415	68
3017.01	1,183	1,353	170
3017.02	1,143	1,262	119
3018	11,813	13,055	1,242
3019	23,126	25,281	2,155
3020.01	1,509	1,682	173
3020.02	4,994	5,532	538
3021.02	447	420	-27
3021.03	701	779	78
3021.04	1,173	1,296	123
3022.01	2,557	2,893	336
3022.02	805	900	95
3023.01	5,960	6,590	630
3023.02	1,596	1,765	169
3024	5,629	6,416	787
3025.01	1,557	1,726	169
3025.02	1,852	2,077	225
Total	93,947	103,363	9,416



Source: 2012 RTP



4.8 REGIONAL HOUSING NEEDS ASSESSMENT (RHNA)

State law requires that jurisdictions provide their fair share of regional housing needs. The State of California Department of Housing and Community Development (Department) is required by State law to determine the statewide housing need for a projected period of time. The current planning period is January 1, 2014 through June 30, 2021. In coordination with the Department, local governments and councils of government are charged with making a determination of their city or region's existing and projected housing need, as a share of the statewide housing need.

EXHIBIT 4-36 RHNA CONSTRUCTION NEED AND INCOME DISTRIBUTION 2014-2021

Construction Need	Extremely Low Income	V. Low Income	Low Income	Mod. Income	Above Mod. Income	Total
Number of Dwelling Units Needed during the Planning Period (2014-2021)	254	254	310	337	862	2,017

Sources: SCAG 2011

The Southern California Association of Governments (SCAG) prepared the Regional Housing Needs Assessment (RHNA) in 2011, which defined the housing need allocation for each member local government in southern California, including Glendale. As a result of this process, SCAG determined that the City of Glendale's total construction need is 2,017 housing units for this planning period (Exhibit 4-35). This total construction need is divided by SCAG into housing construction need by income level. For Glendale, this need was determined to be 508 units of very low income housing, 310 units of low income housing, 337 units of moderate income housing and 862 units of above moderate income housing (see page 81 of this chapter for income group definitions). The intent of the future needs allocations by income group is to relieve the undue concentration of very low and low income households in a jurisdiction and to help allocate resources in a fair and equitable manner.

Units are classified based upon the income group required to occupy the unit under an identifiable affordable housing program. Extremely Low Income units are occupied by households from 0-30% Area Median Income. Very Low Income units are occupied by households from 0-50% Area Median Income for Los Angeles County (AMI) and this total is inclusive of Extremely Low Income. Low Income units are occupied by households from 51-80% AMI. Moderate Income units are occupied by households from 81-120% AMI. Income 121% AMI and greater is considered above moderate income.

Glendale identified a need for workforce housing, which Glendale defines as from 121%-165% AMI. Although not defined by HUD, workforce housing was identified as a housing need by the Housing Task Force and is included in the discussion of housing needs in Section 4.2.

Assisted housing projects are identified in Section 4.6 which includes a listing of the funding sources for each development and years of affordability. Since the actual dollar amounts of the income levels vary by household size and by changes in the area median income, the actual dollar amounts vary year-by-year. Current AMI and income levels applicable to Glendale can be found on the State of California Housing and Community Development Department website at www.hcd.ca.gov/hpd/hrc/rep/state/incNote.html or on the Federal Housing and Urban Development (HUD) website at www.huduser.org/datasets/il.html. The



HUD website also includes income limits for the HOME program, the funding source for many of the assisted units constructed in Glendale.

Affordable rents are determined based upon the affordable housing program funding source used to finance the unit. An affordable rent is considered to be 30 percent of the monthly adjusted gross income. Monthly adjusted gross income is annual income less deductions allowed by the regulations divided by twelve. The HUD website referenced above provides links to current rental assistance programs and rental limits based on income levels for affordable housing programs such as the Section 8 Housing Choice Voucher program.

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."

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.



CHAPTER 5 – RESOURCE INVENTORY

Resources for meeting existing and projected housing needs consist of land (both vacant and that with a potential for redevelopment), public services and utilities, and funding from local, State and Federal sources, as well as private financing.

5.1 LAND INVENTORY

This section evaluates the potential for additional residential development which could occur under the City's current General Plan and zoning. Generally, the emphasis for potential residential growth has shifted from vacant and underutilized land to specified areas along major transportation corridors with commercial services, with the capacity for higher densities. This is evidenced by the adoption of the City's Mixed-use Zoning programs, which were implemented by zoning amendments in October 2004 for the San Fernando Road Corridor Redevelopment Project Area. The Downtown Specific Plan, adopted in October 2006, also promotes a shift in development towards downtown sites. The availability of public services and facilities to accommodate potential residential growth is also evaluated.



5.1.1 Residential Development Capacity

Exhibit 5-1 provides a breakdown of the number and type of additional residential dwelling units that could be constructed on residentially zoned properties in Glendale under the current General Plan. These figures were derived from two primary sources: the City's Geographic Information System (GIS), and a study prepared in 1993 in accordance with existing zoning provisions regarding hillside development. The 1993 study identified vacant lots in the R1R (Restricted Residential) zone and estimated the development potential of vacant, unsubdivided hillside properties in the ROS (Residential Open Space) zone. All figures were amended to reflect the changes in zoning acreages for those categories affected by the recent Parks rezoning in 2005.

The residential zones in Glendale, as shown in Exhibit 5-1, are Residential Open Space (ROS), Restricted Residential (R1R), Low Density Residential (R1), Moderate Density Residential (R-3050), Medium Density Residential (R-2250), Medium High Density (R-1650) and High Density Residential (R-1250). The residential zones in Glendale reflect corresponding land use densities in the General Plan Land Use Element. The zones and maximum densities outside the Downtown Specific Plan area correspond as follows:



ROS & R1R	Very Low Density Residential in Mountainous Areas	3 DU/acre
R1	Low Density Residential	8 DU/acre
R-3050	Moderate Density Residential	14 DU/acre
R-2250	Medium Density Residential	19 DU/acre
R-1650	Medium-High Density Residential	26 DU/acre
R-1250	High Density Residential	35 DU/acre

The City of Glendale General Plan Land Use Element provides a lot width density bonus in the medium, medium high and high density residential zones. This benefit is by-right for developments with 90 feet or greater frontage, whether or not multiple lots are actually combined. Therefore, some single lot developments have taken advantage of this provision, including many corner lots. The rationale behind providing an incentive to combine lots was to encourage developers to avoid creating “orphans”, or small single-family homes remaining isolated mid-block among larger development complexes. Since Glendale’s development code allows for multi-family residential development at the densities zoned, the lot width density bonus was not created to spur development, but rather to address neighborhood compatibility and visual impacts in neighborhoods in transition.

The maximum densities of multifamily zones with lot width densities of 90 feet or greater are:

R-2250	Medium Density Residential	24 DU/acre
R-1650	Medium-High Density Residential	33 DU/acre
R-1250	High Density Residential	40 DU/acre

The City’s Downtown Specific Plan provides for relatively large multiple dwelling complexes at a density of 35 to 60 DU/acre. Mixed-use development areas allow densities ranging from 35 to 100 DU/acre. The Downtown Specific Plan is a design-based code with densities dependent upon individual site location and project characteristics. For example, up to 35 DU/acre is available to sites abutting a single-family zoning district designation; up to 87 DU/acre is available to sites abutting a multi-family zoning district, while the highest allowable density is available to sites abutting nonresidential zoning districts. Residential development (mixed-use or free-standing) at even higher densities may be permitted in the downtown area when certain criteria are met, such as for affordable housing. Since the Downtown Specific Plan is a design, rather than density-based document, bonuses are for additional floors and height, not any designated density.

5.1.2 Realistic Residential Capacity

Single Family: Lot characteristics from the GIS are based on data from the Los Angeles County Assessor’s Office as well as a land use analysis prepared by the City. For the purposes of this analysis, only residentially zoned land with development potential was evaluated. Development potential was defined as either vacant land or underdeveloped land. Vacant single family lots at least 5,000 square feet in area in the R1 zone were identified by the GIS. It was estimated that between 40 and 100 more homes could be constructed on R1 land. In the R1R and ROS zones, only vacant lots of at least 7,500 square feet in area, with road access, and not owned by a government agency were considered to have development potential. Based on these criteria, it is estimated that there could be



between 350 and 400 more homes on lots in the R1R and ROS zones. However, development constraints in hillside areas such as ridgelines, steep slopes, unstable slopes, seismic hazards, drainage problems, and street access could limit development potential for many of the existing lots. Additional analysis concerning residential zone constraints and impacts upon adequate sites can be found in Section 6.1 under the heading Zoning Code Regulations as a Housing Constraint and Section 6.2 under the heading Environmental Constraints and Adequate Sites Inventory.

Multi-Family: In the multi-family zones, the GIS was used to identify both vacant and underdeveloped lots on a lot by lot basis. Only vacant lots of at least 5,000 square feet of land area were considered to have development potential. Underdeveloped land included lots where the existing number of units on each lot was less than or equal to half the maximum number that could be built. Based on these factors, and based on a feasible level of development, there is enough vacant and underdeveloped land in the City to support approximately 2,780 additional dwelling units on multi-family zoned properties. Additional analysis concerning residential zone constraints and impacts upon adequate sites can be found in Section 6.1 under the heading Zoning Code Regulations as a Housing Constraint and Section 6.2 under the heading Environmental Constraints and Adequate Sites Inventory.

5.1.3 Realistic Development Capacity on Small Sites for Housing Affordable to Lower Income Households

The existing subdivision pattern in Glendale has generally resulted in small residential lots, typically between 5,000 and 7,500 square feet. To encourage development of larger multi-family projects, Glendale relies on provisions in the zoning code which promote lot consolidation through by-right density bonus for projects with frontage 90 feet or greater. Frontage may be on more than one street. A concern was raised by the State Housing and Community Development Department that affordability is encouraged when projects sites achieve significant size and densities, which may not be achieved on single-lot residential development.

Appendix D shows the potential for lot consolidation to encourage affordable housing in the R-1250 and R-1650 Zones which have by-right densities of 30 dwelling units to the acre or greater. Within the R-1650 Zone there is a potential for lot consolidation on 43 sites. Those 43 sites without lot consolidation would permit up to 521 additional residential units. With lot consolidation the number of potential by-right units on those sites increases to 688 units. Of the potential 688 by-right units, 260 would be within projects of 20 units or greater. Density bonus provisions in Glendale's Municipal Code (Section 30.36.060) allow for up to an additional 10-35 percent minimum density bonus above lot consolidation densities for projects which are designated affordable consistent with provisions of SB1818. Appendix D provides a conservative example of the consolidated lot capacities for affordable units assuming a minimum 20 percent density bonus which would be applicable if 5 percent of the bonus units were affordable to very low income residents or 10 percent were affordable to low income residents. Column 4 of Appendix D shows that the R-1650 Zone has the potential for encouraging up to 843 units on consolidated lots, and up to 522 units within projects of 20 units or greater.

Potential for lot consolidation in the R-1250 zone also demonstrates capacity and encouragement of affordable housing development. Within the R-1250 Zone there is potential for lot consolidation on 32 sites. Those 32 sites without lot consolidation would



permit up to 509 additional residential units. With lot consolidation the number of potential by-right units on those sites increases to 669 units. Of the potential 669 by-right units, 417 would be within projects of 20 units or greater. As noted above, density bonus provisions in Glendale's Municipal Code (Section 30.36.060) allow for up to a 10-35 percent minimum density bonus above lot consolidation densities. Appendix D shows an example of the capacities for units on R-1250 consolidated lots based on a 20 percent density bonus. Column 4 of Appendix D shows that the R-1250 Zone has the potential for encouraging up to 812 units on consolidated lots, and up to 570 units within projects of 20 units or greater.

Thus, by-right densities in the R-1650 Zone and R-1250 Zone depicted in Appendix D clearly show availability of an adequate number of housing sites and at densities that would encourage the construction of by-right affordable housing. Appendix D shows that total potential for units with by-right densities of 30 units per acre or greater on consolidated lots is 1,357 units, with by-right densities increasing to 1,655 units assuming a modest 20 percent density bonus for affordable projects. The total potential number of units with by-right densities of 30 units per acre or greater on consolidated lots with at least 20 units per site is 677 units, with by-right densities increasing to 1,092 units assuming a modest 20 percent density bonus for affordable projects. As noted in Chapter 3, Exhibit 3-1, RHNA Construction Need and Income Distribution 2008-2021, Glendale has a need for 818 units of low income housing. Based on the capacity analysis displayed in Appendix D and the low income housing need identified in Exhibit 3-1, Glendale has the capacity to accommodate at least 1,092 affordable units on sites with a capacity for at least 20-unit developments. Additionally, it should be noted that Glendale's code does not have provisions which limit the amount of density bonus that can be granted for affordable projects and has recently granted 100 percent density bonuses for affordable projects such as for the Garfield project.

Exhibit 3-1 shows a need of 337 units for moderate income households. There is a greater opportunity to meet that need on smaller, higher density zoned lots. With rising affordability levels comes greater flexibility for zoning to provide housing capacity on smaller sites. While it is recognized that lower income residential projects benefit from larger unit capacities on each site, moderate income developments can be accommodated in smaller projects. Glendale has participated with Habitat for Humanity on projects such as for-sale condominiums with projects with as few as three units on single lots (1833 Gardena Avenue and Pacific Avenue 4-lot). Housing affordable to moderate income households can be accommodated on single lots, (as well as on consolidated lots) with capacities for fewer total units. As per state assumptions, adequate sites located in the R-1250 and consolidated sites in the R-1650 Zones have by-right densities of 30 dwelling units per acre and are presumed to be suitable for development of affordable housing.

In addition to the zoning capacities in the R-1250 and R-1650 zones, Glendale permits by-right development of residential units above the first floor at densities of 34 units per acre, or up to 44 units per acre on sites with 90 feet of frontage or greater. Residential capacity in commercial zones is discussed elsewhere in this chapter. Glendale also permits by-right development of residential units in mixed-use zones and in redevelopment areas. Residential capacity in mixed-use zones and redevelopment areas (Downtown Specific Plan area and San Fernando Road Redevelopment Project area) is discussed elsewhere in this chapter.

Glendale also has staff dedicated to promoting the development of affordable housing, particularly on small lots. The Housing Division of the Glendale Community Development Department actively seeks partnerships with affordable housing developers and actively seeks funding opportunities for affordable housing and services. As seen through the list of



affordable housing developments in Chapter 4, Glendale’s Housing Authority and Community Development Department (CDD) is responsible for encouraging affordable housing development throughout Glendale on a variety of lot types and sizes. Since the Glendale CDD is a budgeted department and the Housing Authority has designated duties to oversee housing and services, particularly related to affordable housing, these entities have not been included in Chapter 2 as housing programs. However, the ongoing efforts of staff in the Community Development Department and the various programs undertaken by CDD staff are integral to facilitating new development, maintenance and monitoring of affordable housing and affordable housing contracts. An example of CDD staff encouraging development of affordable housing on small lots are partnerships with San Gabriel Habitat for Humanity which developed three detached single-family condominiums on Gardena Street on what was previously one single-family residential lot.

EXHIBIT 5-1 DEVELOPMENT POTENTIAL OF VACANT/UNDERDEVELOPED RESIDENTIALLY ZONED PROPERTIES

Zoning Category	Total Acreage	Developable Acreage	Vacant Land Potential (Dwelling Units)	Underdeveloped Land Potential (Dwelling Units)	Total Development Potential (Dwelling Units)
ROS – Residential Open Space (hillside area)	920	233	22-45	-	22-45
R1R – Low Density Residential (hillside)	2,820	170	330-350	-	330-350
R1 – Low Density Residential	2,723	49	40-100	-	40-100
R-3050 – Moderate Density Residential	350	68	15	422	437
R-2250 – Medium Density Residential	720	85	41	939	980
R-1650 – Medium-High Density Residential	297	44	10	745	755



R-1250 – High Density Residential	233	30	11	677	688
Total	8,063	679	469 - 572	2,780	3,219 – 3,352

A detailed listing of all sites that are zoned for residential development and have the potential to add residential units is attached in Appendix A, along with a map showing the location of those sites. As can be seen from Exhibit 5-1, residentially-zoned land alone has the capacity to meet the City’s RHNA.

5.1.4 Vacant Land

Only limited potential exists in the City for the development of vacant, unsubdivided property. In the flatter areas of the City, few vacant, residentially-zoned lots of any significant size remain. The vast majority of the remaining vacant land in the City is in our mountains, which are both biologically and environmentally sensitive areas. The average slope of projects in the mountains is estimated at approximately 60 percent. Much of this land is restricted to low density development or has been zoned for open space. The environmental constraints of the unsubdivided privately held properties preclude development of a substantial number of housing units.

About 12-14 percent of the dwelling unit potential on residentially-zoned land could be satisfied in the single family residential zones and would be concentrated predominately in the City’s mountainous communities. Much of this would be in previously subdivided lots. The high cost of developing in mountainous terrain renders infeasible the majority of the City’s vacant land for lower cost housing. The greatest potential for affordable housing development is in the higher density residential zoning categories (i.e. R-3050, R-2250, R-1650 and R-1250).

Additional capacity is also available in the City’s mixed-use zoning categories (SFMU, IMU-R and DSP). However, these are not included in the available sites inventory, because determining how these sites might be developed would be too speculative, since development in mixed-use zones does not require housing development.

5.1.5 Underdeveloped Land

The greatest potential resource for residential development in Glendale is in the “underdeveloped” areas of the City. A portion of the City’s higher density residential acreage (R-3050, R-2250, R-1650 and R-1250 zones) is currently developed at less than maximum capacity, such as with single family dwellings and duplexes. These lower-density residential uses typically are redeveloped when it becomes economically feasible to increase the intensity of use allowed in the zone by acquiring the improved site, demolishing the existing units, and constructing new, higher density units. Glendale’s four multifamily zones permit significant increases above single family densities, thereby increasing the economic viability of recycling existing lower density developments with higher density apartments and condominiums. Glendale’s population growth in the 1980’s in particular was fueled by the



recycling of underutilized lots into higher density multifamily apartments and condominiums. Land recycling such as this continues and demonstrates that the redevelopment of parcels by the private sector is economically feasible.

Between 1980 and 1990, Glendale's population expanded by over 40,000 individuals. 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 data 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.

The City completed several rezoning programs during recent years. In 1986, the City performed a comprehensive rezoning program in which all residential land use categories were reevaluated. This resulted in both changes of zones and the development of new standards. A further rezoning strategy also occurred in 1991, resulting in the refinement of the City's multiple family zoning standards. As a result of these two programs, the zoning distribution represents an accurate portrayal of the land use patterns in the City. Areas with a concentration of economically viable single family units were zoned either single family or in the lowest category of multiple family zoning. Also, as a result of these zoning efforts, the underutilized properties in the multiple family zones are generally those that do not have a high economic value as a single family or duplex use. Therefore, the total development potential expressed in Exhibit 5.1 is an accurate representation of viable development potential of this type of property.

Approximately 29-30 percent of the dwelling unit potential is contained in the Medium Density Residential Zone (up to 19 units/acre), 22-23 percent in the Medium High Density Residential Zone (up to 26 units per acre), and another 20-21 percent in the High Density Residential Zone (up to 34 units/acre). While it is unlikely that all underdeveloped sites will convert to higher densities, a significant potential for intensification exists. This potential for recycling in Glendale will serve to provide adequate sites to meet the majority of the City's identified housing needs. In terms of providing affordable housing, the 2,423 housing units that could be built in the Medium Density, Medium High Density and High Density zones provide a significant contribution to the stock of housing which, combined with City incentives, can be priced within lower income groups' range of affordability. These zones have the greatest potential to provide future affordable housing.

5.1.6 Residential Capacity in Commercial Zones

It should be noted that Exhibit 5-1 does not reflect several factors related to housing in the City. First, it does not show residential development potential in commercial and mixed-use zones and in the Downtown Specific Plan area. Nearly all of Glendale's commercial zones permit residential development by right in accordance with the R-1250 zone standards, provided that such development is above the first floor. A few mixed-use projects have already been built in the City, indicating a level of acceptance for such housing and the potential for the creation of more. The City is actively promoting commercial corridors as the



preferred location for new multi-family development because such locations are near public transit lines and near the services residents need. Also, there has been interest expressed by the development community in building residences downtown.

According to information from the County Assessor’s office, and City land-use surveys, there are approximately 2,700 existing dwelling units in commercial zones (Exhibit 5-2). This represents approximately 3.7 percent of all residential units in the City. It is difficult to estimate the development potential of residential units on other commercially zoned properties, but it could be expected to increase in the future since acceptance of and interest in mixed-use commercial/residential projects has been increasing. At a minimum, it is anticipated that several hundred additional residential units could be expected to be developed in commercial zones.

EXHIBIT 5-2 RESIDENTIAL DEVELOPMENT IN COMMERCIAL ZONES

Zone	Acreage	Existing Dwellings
C1 - Neighborhood Comml.	67.3	349
C2 - Community Comml.	140.1	455
C3 - Comml. Service	337	1,857
CR - Comml. Retail	13.2	5
CPD - Comml. Planned Dev.	7.1	30
CE - Comml. Equestrian Services	5.4	0
Total	570.1	2,696

Source: Planning Dept. GIS.

5.1.7 Residential Mixed-use Development Potential

As a built-out city, Glendale recently established innovative ways to provide housing opportunities for its residents. As residential land has become increasingly scarce and traffic congestion a constant battle, the mixed-use and transit-oriented development concept became a viable option for Glendale. Mixed-use development has been permitted for years in most Commercial zones in Glendale as noted previously, but few mixed-use projects were built. To facilitate mixed-use and transit-oriented development, the City adopted several mixed-use zones, which were incorporated in a new zoning chapter of the Glendale Municipal Code (Chapter 30.14 – Mixed-Use Districts). Additionally, the Downtown Specific Plan makes greater provision for housing than previous zoning.



As shown in Exhibit 3-1 in Chapter, 3, between January 1, 2008 and August 2, 2013, a total of 2,436 units were completed, under construction, approved or in the development review process within the mixed-use zoning districts, including 19 extremely low, 205 very low, and 40 low-income units. Section 4.6 also provides information about projects receiving some form of City assistance to promote affordability.

5.1.8 Redevelopment Areas

Development in the mixed-use zone includes development within the Central Glendale Redevelopment Project Area and the San Fernando Road Corridor Project Area. Redevelopment Agencies were dissolved as of February 1, 2012 (see discussion in Chapter 2.5.) Between January 1, 2008 and August 2, 2013, approximately 2,411 housing units were completed, under construction, approved, or in the development-review process in the two redevelopment project areas (Exhibit 5-3). Residences are permitted uses within these project areas in certain zones subject to specific development standards.

EXHIBIT 5-3 RESIDENTIAL DEVELOPMENT ACTIVITY IN REDEVELOPMENT AREAS

Project Area	Units	Density
Downtown (DSP)	1,716	30-437 du/acre Avg. 146 du/acre
San Fernando Road Corridor (SFMU, IMU-R)	695	40-154 du/acre Avg. 104 du/acre
Total	2,411	

Central Glendale Redevelopment Project Area

The Glendale Downtown Specific Plan (DSP) is an urban design plan, adopted in October 2006, which sets the physical standards and guidelines, and allows a variety of housing types in the downtown core. It is fundamentally a mixed-use district. The Plan consists of a variety of different neighborhoods or districts and encompasses most of the Central Glendale Redevelopment Project Area. The intent of the Plan is to preserve the aspects of each district, which provide its special character, while improving the attractiveness and livability of the Downtown area. One of the goals of the Plan is to respond to the recent market interest in downtown housing. Residential development is allowed by right within most of the 221 acre Plan area with a potential for approximately 4,000 additional residential units. Approximately 5.5 acres of land that was residentially-zoned is included within the DSP area. The development potential on these sites is equal to or greater under the DSP than under the previous zoning.



San Fernando Road Corridor Redevelopment Project Area

Three mixed-use zoning districts were adopted in October 2004 as part of the San Fernando Road Corridor rezoning program. Two of the districts include residential development. The zoning districts are:

- 1) IMU-R Industrial/Commercial-Residential Mixed-Use Zone - The IMU-R zoning district is applied to areas appropriate for a mix of commercial, industrial and residential activities and provides for a full range of goods and services to the community located along portions of industrial/commercial thoroughfares, in conformance with the General Plan. This district allows for a mix of commercial and residential or stand-alone land uses. Residential use is only allowed with a Conditional Use Permit.
- 2) SFMU Commercial/Residential Mixed-Use Zone - The SFMU zoning district is applied to areas appropriate for a mix of commercial and residential activities in conformance with the General Plan. This district allows for a mix of commercial and residential or stand-alone land uses.

Based on community input while the rezoning program was being developed, staff conservatively estimates that approximately 1,000-2,000 housing units could be developed in the San Fernando Corridor Redevelopment Project Area.

As noted in Chapter 2.5, AB x1 26 as amended by AB 1484 (2011) dissolved redevelopment agencies as of February 1, 2012. Past redevelopment activities resulted in the conversion of some of the City's affordable housing stock. Pursuant to Community Redevelopment Law that was in effect before the dissolution of Redevelopment by the State, the Redevelopment Agency was required to assist all families and persons who were displaced by an Agency-assisted project from housing facilities in a project area. Loss of affordable residential units were tracked and replaced on a 1 for 1 unit replacement basis as required by State law. In fact there were an excess of replacement units created during the term of the Redevelopment Agency in this area. Displaced tenants were also provided with financial relocation assistance as required. There are no remaining enforceable obligations of the Successor Agency to the Redevelopment Agency or the Housing Successor Agency that will result in an additional loss of residential units in the project area.

5.1.9 Inclusionary Housing Program

As described in Section 2.1 of Chapter 2, the City adopted an inclusionary housing requirement in 2004. However, due to the California Superior Court decision, *Palmer vs. City of Los Angeles*, 175 CAL App. 4th 1396 (2009) it was determined that inclusionary zoning for rental units (even within Redevelopment Project areas) was not enforceable without further action by the State legislature. Also, the status of the inclusionary requirement in Redevelopment Project Areas specifically remains a question today, based upon the dissolution of Redevelopment by the State. No new inclusionary housing has been produced by private developers in Glendale since the Court of Appeals ruling.

5.1.10 Surplus Lands



Another potential source for housing development in some cities is surplus governmental properties. While the City has purchased significant acreage of vacant land in the mountainous portions of Glendale, limited accessibility, environmental concerns and deed restrictions renders this land unsuitable for residential development. The City does not currently own any other lands which it considers surplus nor has the City identified any State or Federally controlled land which can be described as surplus and available for acquisition. No other governmental agencies have surplus sites available for housing within the City.

5.1.11 Residential Development Potential Compared with Glendale's Housing Needs

As indicated in Chapter 4, Section 6, the RHNA prepared by SCAG identified a future housing need for Glendale of 2,017 units to be developed during the planning period for this Housing Element (2014-2021). Combining the residential, commercial and mixed-use development potential on vacant and underutilized lands, it is estimated that approximately 10,000 additional units could be developed in the City. This indicates that the City's General Plan and zoning provide for a residential development capacity adequate to accommodate the City's share of regional housing needs.

In terms of development opportunities for lower income households, approximately 73-75 percent of potential residential growth is allocated to higher density housing (Medium, Medium High and High Density Residential zones), which have the potential to meet the need for 1,155 housing units in the Extremely Low, Very Low, Low, and Moderate Income categories identified by SCAG as Glendale's future housing need. Mixed-use zones provide additional capacity for development of housing for various incomes including Extremely Low, Very Low, Low Income households. Exhibit 5-1 demonstrates capacity for new units in residential zones, including capacity that encourages affordable housing development, Exhibit 5-2 demonstrates capacity for new units in commercial zones and Exhibit 5-3 demonstrates capacity for new units in redevelopment areas where mixed-use zoning is prevalent.

The City's R-1250 Zone has a by-right density of 35 dwelling units per acre (and up to 44 dwelling units per acre with the by-right lot width bonus). As shown in Exhibit 3-1, this zone is suitable for development of housing for lower income households as demonstrated by the development of the Kenwood Habitat and Doran Gardens projects. This zone has the capacity to accommodate 688 additional dwelling units, not including the potential for additional units for developments qualifying for lot width density bonus or for additional units applicable to affordable projects under SB1818 provisions for density bonus (included as Chapter 30.35 of the Glendale Municipal Code). See Appendix D concerning lot consolidation and previous discussion for analysis of realistic capacity for lot consolidation in the R-1250 Zone. As discussed in Chapter 6.1 under City Zoning Regulations as Housing Constraint and shown in Appendix B nearly half (6 of 13) of the residential projects in the R-1250 zone approved between 1998 and 2005 took advantage of the lot width density bonus and added by-right units. Since the allowable density is over 30 units per acre, this zoning capacity in the R-1250 Zone is assumed to be suitable for development of housing for lower income households.

The R-1650 Zone has a by-right density of 26 units per acre (and up to 32 units per acre with the by-right lot width bonus). As shown by Exhibit 3-1, this zone is also suitable for development of housing for lower income households as demonstrated by the development of the Palmer Habitat project which is located in the R-1650 Zone. This zone has the capacity



to accommodate 755 additional dwelling units, not including the potential for additional units for developments qualifying for lot width density bonus or for additional units applicable to affordable projects under SB1818 provisions for bonus densities (included as Chapter 30.35 of the Glendale Municipal Code). See Appendix D concerning lot consolidation and previous discussion for analysis of realistic capacity for lot consolidation in the R-1650 Zone. As discussed in Chapter 6.1 under City Zoning Regulations as Housing Constraint and shown in Appendix B about 20 percent of the residential projects (3 of 14) in the R-1650 zone approved between 1998 and 2005 took advantage of the lot width density bonus and added by-right units.

The R-2250 Zone has a by-right density of 19 dwelling units per acre (and up to 24 units per acre with by-right lot width bonus). As demonstrated by Exhibit 3-1, this zone is also suitable for development of housing for lower income households as demonstrated by the development of the Garfield Gardens and 615 Chester projects. This zone has the capacity to accommodate 980 additional dwelling units, not including the potential for additional units for developments qualifying for lot width density bonus or for additional units applicable to affordable projects under SB1818 provisions for bonus densities (included as Chapter 30.35 of the Glendale Municipal Code). As discussed in Chapter 6.1 under City Zoning Regulations as Housing Constraint and shown in Appendix B, over 20 percent (4 of 15) of the residential projects in the R-2250 zone approved between 1998 and 2005 took advantage of the lot width density bonus and added by-right units.

Exhibit 3-1 shows that 349 units for lower income households are currently entitled or have been constructed since 2008. These entitlements include 19 units for extremely low income, 205 units for very low income, and 68 units for low income households. Since it is evident that developments built or entitled show suitable zoning capacity for those uses, Glendale needs to demonstrate capacity to entitle an additional 818 units for lower income households to satisfy the RHNA projection. For lower income households, the R-1250 Zone has capacity to provide 688 units of the projected need for additional entitlements. Additional units can be accommodated in the R-1650 zone which has the potential for 755 additional units and has demonstrated its suitability for construction of affordable units as shown in Exhibit 3-1. More by-right residential capacity can be generated at densities above 30 units per acre if any of the sites in either the R-1250 or R-1650 zone employ a density bonus for lot width or a density bonus for affordable housing (Chapter 30.35 Glendale Municipal Code), or both. For example, past trends of development using by-right lot width density bonus shown in Appendix B demonstrate that if 50 percent of the 165 available sites in the R-1250 Zone (83 sites) and 20 percent of the available 238 sites in the R-1650 Zone (48 sites) employ a density bonus for lot width, averaging two bonus units per project, then an additional capacity of 262 units in areas zoned above 30 units per acre is evident. This is further discussed in Chapter 6.1 under City Zoning Regulations as Housing Constraint.

Appendix D provides evidence of the potential for lot consolidation in the R-1250 and R-1650 zone to meet affordable housing needs. Total potential units with by-right densities of 30 units per acre or greater on consolidated lots is 1,357 units. Assuming a by-right 20 percent density bonus for affordability on consolidated lots, total potential units with by-right densities of 30 units per acre or greater is 1,655 units. As noted under discussions of density bonus, the City's zoning code allows for minimum 10-35 percent density bonus for affordability, however, the City does not have a limit on the amount of density bonus that can be granted and has granted 100 percent density bonus for affordable projects.



In addition to providing adequate sites that demonstrate capacity in residential zones to accommodate Glendale's regional housing need for additional housing entitlements for 526 units for lower income households, residential zoning in the R-1650, R-2250, R-3050 and single family residential zones is sufficient to demonstrate capacity to entitle housing to accommodate at least 280 units for moderate income households. As shown in Exhibit 4-34, the City has a need for 337 units of housing for moderate income households. Exhibit 5-1 shows the capacity for at least 1,809 additional units to meet regional housing needs for new residential construction for households in single family residential, R-3050 (moderate density) and R-2250 (medium density) zones. Thus, the adequate sites analysis in Appendix A and active entitlements shown in Exhibit 3-1 demonstrate that zoning is available to meet the regional housing need of 2,017 units, including 818 units affordable to lower income households and 1,199 units affordable to moderate and higher income households.

Glendale also allows construction of residential units in commercial zones to R-1250 standards, which allow by-right densities up to 35 dwelling units per acre (or up to 44 dwelling units per acre with lot width bonus). However, the focus of commercial zones remains commercial, and residential units are allowed when located above first floor commercial. A fully residential project in a commercial zone is subject to the approval of a conditional use permit to ensure compatibility with neighboring uses. While there is capacity to develop by-right housing at densities above 30 dwelling units per acre, these sites have not been included in the adequate sites analysis because the type and number of residential units that could be constructed on a site-by-site basis would be speculative and dependent upon an undetermined commercial component. Exhibit 5-2 provides a description of the number of units that exist in commercial zones. Since adequate capacity to meet regional housing needs has been demonstrated on a site specific level for residential zones, demonstration of additional residential capacity in commercial zones on a site by site basis is not necessary or required by state law. Therefore, Exhibit 5-2 shows zoning capacity on an aggregate level and a site-by-site analysis, which would be highly speculative, has not been provided.

Most of the thousands of additional housing units that could be built in the mixed-use DSP, SFMU and IMU-R zones will be at densities of 50 dwelling units to the acre or more, making some of these units also suitable for affordable housing. Mixed-use zones are generally located in redevelopment areas and are shown on the City of Glendale Zoning Map (http://www.ci.glendale.ca.us/planning/zoning_map/Zoning%20map%202-14-13.pdf). As demonstrated in Exhibit 3-1, affordable housing projects for extremely low, very low and low income households have been approved and constructed in mixed-use zones. Metro City Lights, Metro Loma, 1200 San Fernando Developmentally Disabled, Glendale City Lights and Vassar City Lights are examples of affordable housing in mixed-use zones providing units to extremely low, very low, low and moderate income households. Residential developments in the DSP zone have also provided opportunities for market rate units in projects such as the Americana at Brand.

The mixed-use zones have not been included in the adequate site analysis out of concerns similar to residential uses in commercial zones. Past practice shows that Glendale has a strong commitment to affordable housing in mixed-use zones. However, the purpose of mixed-use zones is to allow flexibility in uses, not only residential ones. While the SFMU Zone allows certain residential uses by-right along certain streets, the highest and best use of a property may not always be residential, depending on location and market conditions. The IMU-R zone has been used for a number of residential projects, however, such use is not by-right. Similarly, the Downtown Specific Plan (DSP) provides for a variety of incentives that



may boost residential densities, however, such analysis is highly dependent on the ultimate design and mix of uses proposed on a site specific basis. Since adequate capacity to meet regional housing needs has been demonstrated on a site specific level for residential zones, demonstration of additional residential capacity in mixed-use zones on a site by site basis is not necessary or required by state law. Therefore, Exhibit 5-3 shows zoning capacity as approved. Speculation on numbers of residential units which could be combined with other uses has not been provided.

However, even at these higher residential densities provided in mixed-use zones, the high cost of land in Glendale precludes market-built affordable housing without financial incentives. The various affordable housing incentives proposed by the Housing Element are set forth in Chapter 2 of this document.

5.1.12 Emergency Shelters

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. Glendale has sufficient capacity to accommodate the need for emergency shelters. Within the IND Zone, there are 400 parcels totaling 300 acres, with typical site sizes ranging from 6,000 square feet to 1.5 acres. Within this zone, there are 18 vacant sites that are generally covered by parking; however there are many sites in this area that could be redeveloped and/or existing buildings that could be re-used. The IND zones are served by public transit (Beeline, Metro rapid line and Metrolink Station) and most of these sites are within a quarter mile of the San Fernando Road corridor, which offers access to many services, including the Los Angeles County Department of Public Social Services and Glendale Memorial Hospital. Within the MS zone, there are 44 parcels totaling 24 acres, ranging in size from 5,000 square feet to 2 acres. Presently there are 5 vacant sites in the MS zone; however, there are buildings in this area which may be suitable for redevelopment or re-use as emergency shelters. Presently, the MS zone encompasses the area surrounding and including Glendale Adventist Medical Center, located near the interchange of the 134 Freeway and the 2 Freeway. This area has convenient freeway access and is served by public transit. The MS zone allows for various medical and by-right housing opportunities including transitional housing.

5.2 AVAILABILITY OF PUBLIC SERVICES AND FACILITIES

Public facility capacity is generally sufficient to meet the needs of projected growth. The City's Public Facilities Impact Fee was adopted to ensure that new development does not degrade the existing level of service at parks and libraries. While public facilities and services are already established in the City's urbanized areas, development in the City's hillside areas often require service extensions, contributing significantly to the costs of development.

Potential infrastructure constraints to new development are discussed in Chapter 6, Section 3 of this report. Most services, including electrical power, water, and sewer, are available to new development for the pro rata cost of providing services to the project.



Another area of concern is the strain higher density development places on the street system in the City's older neighborhoods. The width of many of these streets was established according to standards for single family neighborhoods from the early 1900's. Recycling of lower density units to higher densities may exacerbate traffic congestion and accessibility problems currently experienced in areas with undersized streets. However, traffic calming principles and efforts to promote neighborhood identity are often contrary to the widening of undersized streets. These issues need to be carefully considered during project development. Mixed-use development also may help alleviate traffic congestion.

5.3 LOCAL EMPLOYMENT MARKET

As evaluated in Section 4 of this Housing Element, City residents are employed predominantly in the professional services, education, retail trade, manufacturing, finance, insurance, real estate, and health service industries. Because a relative balance exists between the jobs performed by Glendale residents and the types of employment opportunities available in the City, Glendale focuses on attracting businesses and industries which maintain the urban character of the City.

Glendale continues to enjoy a healthy commercial development market. The Final Environmental Impact Report for the Downtown Specific Plan anticipated the addition of 1,738,962 square feet of commercial and office space in the downtown. The Americana at Brand project, analyzed in the Town Center Specific Plan, includes 475,000 square feet of commercial floor area. The Disney Grand Central Creative Campus is authorized to add approximately 3.5 million square feet of commercial and office space over the next 30 years. Based on these and other projects, the City expects to add approximately 24,800 jobs by the year 2030.

5.4 FINANCIAL RESOURCES AVAILABLE FOR HOUSING

A variety of financial resources are available to facilitate the purchase, rental, and rehabilitation of housing that is affordable.

5.4.1 Redevelopment Set-Aside and Low Moderate Income Housing Asset Fund

Redevelopment Set-Aside funds were generated to be used to build, buy, and/or rehabilitate affordable housing for rent or home ownership or provide direct rental assistance to very low, low and moderate income persons located both in and out of the agency boundary. With the dissolution of Redevelopment Agencies by the State, no new funds are being set aside. However, program income resulting from investments made with Redevelopment Set-Aside funds will be placed into a new fund, the Low Moderate Income Housing Asset Fund (LMIHAF). The LMIHAF was created following the dissolution of Redevelopment and is administered by the Housing Authority. Redevelopment Set-Aside loan repayments will be placed in this fund. Also 20% of the repayment of the City loan to the Redevelopment Agency before it was dissolved will be received by the Successor Agency and will then be placed in the LMIHAF. Funds are to be used for monitoring and preservation of existing affordable housing developments and for new affordable housing developments for low income households as outlined in State law.



5.4.2 Home Investment Partnership Program (HOME)

The City's 2012-2013 fiscal year funding through the HOME program was \$1.03 million. The HOME Program is administered by the U.S. Department of Housing and Urban Development (HUD). The HOME Program provides formula grants to states and local governments to fund projects that build, buy, and/or rehabilitate affordable housing for rent or home ownership or provide direct rental assistance to lower income persons.

5.4.3 HUD Section 8 Program

The Federal Section 8 Housing Choice Voucher Program provides rental subsidies for eligible tenant families. These subsidies are provided to property owners on behalf of families that are eligible low income families at the time of their admission by the project owners to the program. Lower income families include those families whose annual incomes do not exceed 80 percent of the median income for the area in which the project is located, adjusted for family size, as determined by HUD at least annually.

5.4.4 Emergency Solutions Grant Program

The City receives funding through the federal Emergency Solutions Grant (ESG) program. In the 2012-13 fiscal year, funding from the ESG program was \$255,394. The ESG provides formula funding to entitlement jurisdictions for a broad range of eligible activities. These activities include conversion, renovation, and rehabilitation of buildings to be used as emergency shelters; operation of facilities; delivery of essential services; and homelessness prevention. ESG funding facilitates the ability of service providers to expand available emergency shelter capacity in order to broaden the range of services available to clients. A wide variety of agencies and organizations may receive ESG funding to support delivery of services for clients who are either homeless or at risk of losing their permanent housing. Grantees, such as the City, are authorized to reallocate funds to either government or nonprofit agencies that may deliver services directly.

5.4.5 Supportive Housing Program

The Supportive Housing Program (SHP) program is authorized by the McKinney-Vento Homeless Assistance Act, as amended by The Homeless Emergency Assistance and Rapid Transition to Housing (HEARTH) Act of 2009, and administered by the U.S. Department of Housing and Urban Development. SHP funds are awarded annually on a competitive basis, with priority given to new programs or expansions which fill a gap in a local jurisdiction's continuum of care for the homeless and to the renewal of previously funded projects that have demonstrated effectiveness. There are a number of eligible activities: acquisitions and rehabilitation, real property leasing, transitional housing, permanent supportive housing and supportive services not attached to housing. Supportive services not attached to housing must, however, work to link homeless persons to housing. Agencies receiving funds must provide a dollar for dollar match for funding for acquisition and rehabilitation, and partial match for funds earmarked for the operation of housing and supportive services. Funding for new programs is awarded for an initial period of up to one year, with the possibility of renewal.



5.4.6 Shelter Plus Care Program

Also authorized by the McKinney-Vento Act (and amended by the HEARTH Act), and administered by the U.S. Department of Housing and Urban Development is the Shelter Plus Care (S+C) Program. Like SHP, S+C is awarded on a competitive basis. S+C provides ongoing rental assistance to homeless individuals and families who are disabled, with an emphasis on persons who are disabled as a result of substance abuse and/or mental health issues, and HIV/AIDS. Participants are required to pay 30 percent of their income for rent and participate in ongoing intensive case management and supportive services. HUD pays for the additional rental costs while the supportive service component is furnished by the local jurisdiction as a required dollar for dollar match.

5.4.7 Community Development Block Grant Program

Community Development Block Grant (CDBG) monies can be applied towards housing programs. Due to the other financial sources available to the City and limited funding for public services and facilities typically funded by CDBG, CDBG funds are no longer used for housing.

5.5 OTHER GOVERNMENTAL & NON-PROFIT AGENCY RESOURCES

This section is intended to serve as a resource for governmental and non-profit organizations when assistance or advice is needed on housing projects. These organizations can provide examples of projects/activities, expertise, and referrals to other sources of housing assistance.

5.5.1 Southern California Association of Non-profit Housing (SCANPH)

SCANPH is an organization of nonprofit housing developers, local governments, housing authorities and other public agencies, financial institutions, social service providers, private businesses and individuals. This organization functions as a resource center and clearinghouse for southern California nonprofit housing developers.

Southern California Association of Non-Profit Housing
3345 Wilshire Boulevard, Suite 1005
Los Angeles, CA 90010
Telephone: (213) 480-1249

5.5.2 California Redevelopment Association

The California Redevelopment Association is a nonprofit organization that represents redevelopment agencies in responding to legislative proposals and administrative



regulations, providing member services, conducting training and professional development events, and providing public information regarding redevelopment law and activities.

California Redevelopment Association
1400 K Street, Suite 204
Sacramento, CA 95814
(916) 448-8760
www.calredevelop.org

5.5.3 National Association of Housing and Redevelopment Officials

The National Association of Housing and Redevelopment Officials (NAHRO) is a professional membership organization comprised housing and community development agencies and officials throughout the United States who administer a variety of affordable housing and community development programs at the local level. NAHRO's mission is to create affordable housing and safe, viable communities that enhance the quality of life for all Americans, especially those of low and moderate income by ensuring that housing and community development professionals have the leadership skills, education, information and tools to serve communities in a rapidly changing environment; advocating for appropriate laws and policies which are sensitive to the needs of the people served, are financially and programmatically viable for our industry, are flexible, promote deregulation and local decision making; and fostering the highest standards of ethical behavior, service and accountability.

National Association of Housing and Redevelopment Officials
630 Eye Street, NW
Washington, DC 20001
877-866-2476
www.nahro.org

5.5.4 NeighborWorks America

NeighborWorks America is a national nonprofit organization created by Congress to provide financial support, technical assistance, and training for community based revitalization efforts. NeighborWorks America, a network of 230 local community-based organizations and

Neighborhood Housing Services of America (a unique secondary market serving community investment needs for low and moderate income households and community investment projects which do not meet conventional credit standards) make up the NeighborWorks system.

Pacific District Office:
NeighborWorks America
2400 E. Katella Ave, Ste 440
Anaheim, CA 92806-5929
(714) 940-0144
www.nw.org

5.5.5 Local Initiatives Support Corporation



The Local Initiatives Support Corporation (LISC) helps resident-led, community-based development organizations transform distressed communities and neighborhoods into healthy ones – good places to live, do business, work and raise families. By providing capital, technical expertise, training and information, LISC supports the development of local leadership and the creation of affordable housing, commercial, industrial and community facilities, businesses and jobs.

Local Initiatives Support Corporation
1055 Wilshire Blvd.
Suite 1600
Los Angeles, CA 90017
(213) 250-9550
www.lisc.org

5.5.6 Enterprise Community Partners

Enterprise helps build affordable housing for low-income Americans by providing financing and expertise to community and housing developers. Every 80 minutes, someone moves into a house we helped create. Enterprise Community Partners is a national nonprofit that provides loans, grants and information resources. Our for-profit subsidiary, Enterprise Community Investment, offers tax credit financing and asset management services.

Enterprise Community Partners
315 West 9th Street, Suite 801
Los Angeles, CA 90015
(213) 833-7988
www.enterprisecommunity.org

5.6 ANALYSIS OF ENERGY CONSERVATION OPPORTUNITIES

Establishment and enforcement of energy and water conservation standards and continuing programs aimed at efficiency awareness are key factors in reducing energy and water consumption. In addition to required compliance with the Building Code and Title 24 of the California Code of Regulations (C.C.R.) relating to energy conservation, the City sets forth goals and policies which encourage the conservation of nonrenewable resources in concert with the use of alternative energy sources to increase energy self-sufficiency. Glendale also complies with Plumbing Code requirements that have incorporated many water conservation measures. Some conservation measures require a higher up-front cost, but result in net savings over the life of the measures, from reduced energy and/or water consumption. In large part, utility bill reductions through energy and water savings can be realized through design incorporating energy conservation features. Energy conservation is, in effect, a resource to enhance the affordability of dwelling units.

5.6.1 Investments in Energy Efficiency



The City of Glendale Department of Water and Power (GWP) has a strong commitment to conserving fossil fuels for future generations as evidenced by significant investments in energy efficiency and energy conservation programs. In 2004, the California Public Utilities Commission set a new energy saving target of 1 percent of total annual load starting in 2007 and continuing through 2014. According to the American Council for an Energy-Efficient Economy, the programs in the best states at the time were delivering annual savings ranging from about 0.1 percent to 0.8 percent of load. In Fiscal Year 2005-06, GWP energy savings reached 0.77 percent of our five year average load, ranking Glendale among the best in the country, and in line with the new targets set for California. GWP is currently working with the Rocky Mountain Institute to inventory the energy efficiency assets available to GWP in Glendale with an eye toward setting annual energy efficiency goals for the coming years.

Since 1999, GWP has embarked on an aggressive plan to develop and implement a wide array of energy savings programs for all customer classes. Three GWP programs received California Municipal Utility Association awards for innovation in energy efficiency program development. Some program highlights include:

- Ranked 4th in total energy efficiency savings among 39 California publicly-owned utilities in FY 2005-06
- \$2,903,160 invested in energy efficiency programs in FY 2005-06
- Over \$20,000,000 invested since January 2000
- Incremental demand reductions of 2,282 kW in FY 2005-06
- Incremental coincident peak demand reductions of 1,500 kW in FY 2005-06
- Incremental energy savings of 8,463 MWh in FY 2005-06, enough to power 1,100 single family homes for a year
- Incremental energy savings as a percent of GWP's retail sales was 0.77 percent in FY 2005-06
- Estimated cumulative demand reductions since January 2000 of over 12,000 kW
- Estimated cumulative energy savings since January 2000 of over 48,000 MWh, enough to power 6,200 single family homes for a year

5.6.2 Active Energy Efficiency Programs for Residents

Low-income Customer DSM Programs

GWP's "Cool Care" program provides long-term electric bill discounts for low income customers by encouraging the replacement and recycling of old, energy inefficient refrigerators. The program has replaced and recycled 1,911 refrigerators with new ENERGY STAR models since July, 2003. Cumulative annual demand and energy savings for replacements to date are estimated at 103 kW and 1,322 MWh, respectively.

"Smart Home Peak Hogs" is GWP's California Municipal Utility Association (CMUA) award winning program that reduces peak demand while providing bill relief for primarily low-income customers by encouraging the replacement of energy inefficient HVAC units in apartments. Building owners can receive up to 50 percent back on the installation of a new A/C unit. Since July 2003, this program replaced 1,297 tons of energy inefficient Peak Hogs



in Glendale apartments. Cumulative annual demand and energy savings for these replacements are estimated at 366 kW and 808 MWh, respectively.

General Residential DSM Programs

“Smart Home Energy and Water Saving Surveys” reduces customer energy consumption through comprehensive in-home energy and water saving surveys, education, and direct measures installation. Installed energy saving measures includes compact fluorescent lights, hot water heater wraps, and blower door tests. Since July 2001, this program provided over 6,415 audits and energy education sessions, installed over 14,667 compact fluorescent lights, 2,571 water heater blankets, and conducted 2,461 blower door tests. These installations are producing estimated cumulative annual demand and energy savings of 1,397 kW and 4,517 MWh, respectively.

“Smart Home Energy and Water Saving Rebates” provides rebates to promote the early retirement of approved energy and water saving appliances and devices. Over 19,100 rebates were processed since July 2001. This program is producing estimated cumulative demand and energy savings of 2,331 kW and 4,375 MWh, respectively.

“Smart Home Solar Solutions” provides a \$4.00 per watt incentive, up to 50 percent of the installed cost, to promote grid-connected solar photovoltaic systems, plus 100 percent of the customer cost for city permits. Systems are limited to a maximum 10 kW. This system helped install 74 kW since September 2000. These installations are generating an estimated 208 MWh annually in clean, green power.

“LivingWise” provides funding to support participation in the LivingWise energy and water conservation program at Glendale’s public and private schools. LivingWise provides ten hours of intensive energy education, as well as installation of energy saving devices, and including compact florescent light bulbs. Over 7,500 students participated in this program since July 2001. This program is producing cumulative annual demand and energy savings reaching 393 kW and 2,221 MWh, respectively.

“Tree Power” provides up to three free trees and arborist services to ensure that the trees are planted correctly. When properly sited and cared for, a healthy, mature shade tree helps provide shade that cools the home and helps reduce air conditioning use. Approximately 700 trees were planted since July 2004. These trees are expected to produce cumulative annual demand and energy savings of 40 kW and 291 MWh, respectively.

Brochures regarding energy and water efficiency and the GWP’s assistance programs are available by contacting the customer service office at (818) 548-3300 or at the office location at 141 N. Glendale Avenue, 2nd level, Glendale, CA 91206

5.6.3 Building and Site Design Energy Conservation Opportunities

U.S. Green Building Council (USGBC) LEED® Programs and Services

According to their website (www.usgbc.org), the USGBC “is the nation’s leading nonprofit organization composed of corporations, builders, universities, government agencies, and other nonprofit organization working together to promote building that are environmentally responsible, profitable and healthy places to live and work.” Established in 1993, the Council consists of more than 13,000 member companies and organizations. It offers LEED® programs and services, hosts the industry’s Greenbuild International Conference and Expo



(www.greenbuildexpo.org), and has a network of local chapters, affiliates, and organizing groups. The vision of the USGBC “is a sustainable built environment within a generation.”

LEED® (Leadership in Energy and Environmental Design)

In order to implement the USGBC vision, the LEED® Green Building Rating System™ was created. It provides a benchmark for the design, construction and operation of high performance green buildings by giving buildings points for meeting specified green building criteria. There are six performance categories that are reviewed in order to promote a whole-building approach to sustainability:

- Sustainable Site Development
- Water Efficiency
- Energy and Atmosphere
- Materials and Resources
- Indoor Environmental Quality
- Innovation and Design

There are four levels of progressive certification based on the total number of points earned within each of the LEED categories noted above, as follow (“Certified” certification being the minimum level and “Platinum” being the highest level of certification):

- Certified
- Silver
- Gold
- Platinum

LEED certifications can be given to all building types, commercial interiors, core & shell developments, existing buildings, homes, neighborhood developments, schools and retail facilities. LEED for Healthcare is currently being developed and is expected to be available for use in early 2008. Incentives for LEED are offered at the state and local level. More information can be found at www.usgbc.org/LEED.

Glazing

Energy efficient window glazing resists heat flow. The strategic placement of such windows can reduce energy consumption for more efficient interior climate control. Glazed windows on south-facing walls allow for passive solar heating by allowing direct sunlight to enter a room and warm the space. Because the windows minimize heat flow, this warmth remains in the building. The sun is higher in the sky during the summer. Therefore, less direct sunlight enters the building during these months than in winter. Also, during winter weather, the glazing minimizes the amount of heat that is transferred directly through the window to the cooler air outside. Typically, avoidance of window placement on the west side of a building will minimize the overheating effects of direct afternoon sun.

Landscaping

Strategically placed vegetation can help regulate the amount of direct sunlight on windows, as well as reduce indirect heating from concrete and other hardscape materials. The incorporation of deciduous trees and vines in landscaping plans along the south and west



facing sides of buildings can buffer the heating effects of direct sun light in summer, while allowing winter sun light to warm the building. The use of native or low-water use plants and efficient irrigation, such as drip systems, can minimize water needs for outside landscaping. Time clocks with multiple stations can offer options for varying water needs.

Building Design

There are several variables in the design of a residential building that can affect the energy efficiency of the structure. The building orientation, placement and specification of windows, and design of details, such as exterior overhead structures and roof overhangs, can affect the passive solar performance of a building. These measures reduce the need for energy-consuming heating and cooling system use. The installation of over-head structures such as eaves, arbors and roof overhangs can reduce the amount of direct sunlight that passes through windows, thus preventing overheating. An arbor directly above a south-facing window can limit solar access in the summer and allow for passive heating in winter when combined with deciduous vines.

Additional techniques for building design include the use of light colors for exterior paint to reflect heat away from the building. Interior use of light colors for interior design reduces lighting needs. GWP personnel are available to assist in energy efficient building design upon request.

Cooling/Heating Systems

There are several energy-saving alternatives to using traditional energy sources for cooling and heating systems that can reduce the cost of housing. Attic ventilation systems allow rising heat to escape the building. This type of system, such as a whole-house fan, can create an air circulation pattern that encourages the movement of cooler air to circulate through a building with the use of traditional energy sources. Solar heating systems for swimming pool facilities reduce energy costs. Hot water solar panels can provide solar-heated domestic water with minimal use of natural gas or electricity. Additional energy consumption can be reduced with the use of flow restrictors on all hot water faucets and showerheads.

Weatherization Techniques

Weatherization techniques such as insulation, caulking, and weather-stripping can reduce energy use for air-conditioning up to 55 percent and for heating as much as 40 percent. These techniques help to seal a dwelling unit to guard against heat gain in the summer and prevent heat loss in the winter. Other comfort benefits include noise and dust reduction.

Efficient Use of Appliances

Most households contain a variety of appliances. Regardless of the types present, appliances can be used in ways which increase their energy efficiency. Eliminating unnecessary appliances and proper maintenance and use of the stoves, ovens, clothes dryers, clothes washers, dishwashers, refrigerators, and other major appliances will keep energy costs to a minimum. New appliance purchases of all major energy appliances should be made on the basis of efficiency ratings. Each major appliance now carries an Energy Guide Label that indicates its average annual energy usage. The label also compares that model's usage to other models of the same size. In addition, there are many state and federal sanctioned websites with information regarding the most efficient appliances available on the market.

Efficient Use of Lighting



Costs of lighting a home can be reduced through purchase of efficient light bulbs that produce the most lumens per watt. New fluorescent bulb fixtures can greatly improve lighting levels while reducing energy costs. Compact fluorescent bulbs replace existing incandescent bulbs in average fixtures. These compact fluorescent bulbs are 10 times more efficient and last longer than regular incandescent bulbs. Time clocks, photocell sensors, and motion sensors for security lights and areas where lights might be left on otherwise can make a significant reduction in lighting usage.

Load Management

The time of day when power is used can be as important as how much power is used. Power plants must have enough generating capacity to meet the highest level of consumer demand for electricity. Peak demands for electricity occur on summer afternoons and coincide with higher costs for electric generation. Therefore, reducing use of appliances during these peak load hours can reduce the need for new power plants just to meet unusually high power demands and will reduce overall energy costs.

Glendale Water & Power (GWP), as the municipally owned utility for Glendale, offers special Time-Of-Use rates for its customers to allow the customer to take advantage of lower costs during off-peak hours.

Renewable Energy Development

GWP has a long history of supporting renewable energy. In 1937, Glendale became one of the first California cities to contract with the Federal Government to purchase hydropower from Hoover Dam, and has been generating electricity using landfill gas from Scholl Canyon since 1994.

More recently, GWP has made long term investments in wind and geothermal generation resources. To show continued commitment to renewable resource development GWP adopted a Renewable Portfolio Standard (RPS) in 2004. The GWP RPS recognizes the intent of the Californian Legislature to encourage renewable resources, while taking into consideration the effect on rates, reliability, financial resources, and the goal of environmental improvement. The new GWP RPS sets an initial goal of 20 percent of its annual energy requirements from renewable energy sources by 2017, with the additional goal of 23 percent if it can be reached at reasonable cost.

As of May 2007, GWP provided approximately 16 percent of its energy requirements from renewable resources on an annual basis as follows:

EXHIBIT 5-4 RENEWABLE ENERGY RESOURCES

Resource	Type	Capacity (MW)	Maximum Energy (MWh/year)
Hoover	Hydro	20	68,000
High Winds Generation	Wind	3	26,208
Southwest	Wind	10	29,000



Wyoming Wind Generation			
Gould	Geothermal	1	8,400
Scholl Landfill	Landfill Gas	8	70,080

In addition, GWP is nearing completion of building a 261 KW solar photovoltaic generating system on top of the new parking garage being constructed at Glendale Community College. This will supply the campus with an average annual 390,000 KW hours of electricity for the next 50 years. Last year, the City Council approved an 18-year agreement with an Oregon facility to purchase 20 megawatts of wind-generated energy. With current projects underway, it is expected that GWP’s renewable energy portfolio will shortly surpass the 20 percent goal.



CHAPTER 6 – CONSTRAINTS ON HOUSING

There are several barriers which could limit new housing development in Glendale. These constraints, which relate to governmental, environmental, infrastructure, and market variables are discussed below.

6.1 GOVERNMENTAL

6.1.1 Land Use Controls/Land Use Compatibility

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. Development standards are shown in Exhibits 6-1, 6-2, and 6-3 below. Standards, such as setbacks, height limits, floor area ratios, and landscaping requirements, vary depending on the particular zoning district.



As indicated in Exhibit 5-1, an estimated 4,417-5,107 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 of approximately 10,000 additional dwelling units under existing zoning regulations. Since the Southern California Association of Governments (SCAG) estimated a future housing need at 2,017 units in the City during the planning period of January 1, 2014 to June 30, 2021, it is apparent that land use controls do not constrain the production of housing in the City of Glendale.



EXHIBIT 6-1 SINGLE FAMILY RESIDENTIAL DEVELOPMENT STANDARDS

Development Feature	Requirement by Zoning District		
	ROS	R1R	R1
Minimum Lot Size	Minimum lot area and width required		
Area	As required by Section 30.11.060 and Chapter 16.20		As required by Section 30.11.060
Width	As required by Chapter 16.20 and Table 30.11-A		N/A
Residential Density Maximum	1 dwelling unit per lot See Section 30.11.040 (D)(1) for density requirements	1 dwelling unit per lot See Section 30.11.040 (D)(1) for density requirements	1 dwelling unit per lot. The maximum allowable density for any res. subdivision of 5 lots or more in the R1 zone shall not exceed an average of 1 dwelling unit per each 5,500 sq. ft. of site area.
Floor Area Ratio Maximum	District I: Shall not exceed .30 for the 1st 10,000 sq. ft. of lot area and .10 for each sq. ft. of lot area District II: Shall not exceed .40 for the 1st 10,000 sq. ft. of lot area and .10 for each sq. ft. of lot area District III: Shall not exceed .45 for the 1st 10,000 sq. ft. of lot area and .10 for each sq. ft. of lot area For the purpose of this section, in the ROS, R1R, and R1 zones only, FAR shall not include up to 500 sq. ft.		
	Lots with an average current slope of forty (40) percent or greater, the floor area ratio shall not exceed .30 (thirty hundredths) for the first 10,000 (ten thousand) square feet of lot area and .10 (ten hundredths) for each additional square foot of lot area thereafter.		N/A
Maximum Lot Coverage	40%, including all residential and accessory buildings		
Minimum Setbacks Required	See Section 30.11.070 for setback exceptions		
Street Front	15 feet		25 feet
Street Side	15 feet		6 feet
Interior	10 feet	Buildings and structures permitted after May 2, 1991, shall be set back a minimum of 10 feet	Buildings and structures permitted after May 2, 1991, shall be set back a minimum of 10 feet
		All buildings and structures and additions to such buildings and structures for which a building permit has been issued in the R1R and R1 zone permitted prior to May 2, 1991, shall be set back from the interior property lines a minimum of 4 feet for buildings or structures 20 feet or lower in height; not less than 5 feet for buildings or structures over 20 feet and equal to or less than 30 feet in height; and not less than 6 feet for buildings or structures over 30 feet in height.	
Height Limits	See Sec. 30.11.040 (E) for primary building height requirements height set forth in this title		Shall not exceed 25 feet, pursuant to the definition of height set forth in this title (plus 3 feet for any roofed area having a minimum pitch of 3 feet in 12 feet)
Primary			
Accessory Buildings	No accessory building shall exceed a height of twelve (12) feet, or fifteen (15) feet where a minimum roof pitch of three (3) feet in twelve (12) feet is provided, pursuant to the definition of height set forth in this title.		
	Accessory buildings, in the ROS and R1R zones only, constructed to the side of or below the down slope wall of the main building or structure on a lot with an average downhill orientation of five horizontal to one vertical (5:1) slope or steeper, shall be limited as follows: the down slope wall of such accessory building shall not exceed ten (10) feet in height		
Accessory Structures	Accessory structures shall not exceed a height of fifteen (15) feet pursuant to the definition of height set forth in this title.		
Permanently Landscaped Open Space	40% minimum of the lot area (See Chapter 30.31 for additional requirements)		



Parking and Loading	As required by Chapter 30.32 (Parking and Loading)
Design Review	As required by Chapter 30.47 (Design Review)

EXHIBIT 6-2 MULTI-FAMILY RESIDENTIAL DEVELOPMENT STANDARDS

Development Feature	Requirement by Zoning District			
	R-3050	R-2250	R-1650	R-1250
Minimum Lot Size	Minimum lot area and width required			
Area	N/A			
Width	N/A			
Residential Density Maximum	1 dwelling unit per 3,050 sq. ft. of lot area	1 d.u./2,250 sq. ft. of lot area; 1 d.u./1,800 sq. ft. of lot area on lots having a width of 90 feet or greater.	1 d.u./1,650 sq. ft. of lot area; 1 d.u./1,320 sq. ft. of lot area on lots having a width of 90 feet or greater.	1 d.u./1,250 sq. ft. of lot area; 1 d.u./1,000 sq. ft. of lot area on lots having a width of 90 feet or greater.
Floor Area Ratio Maximum	0.65	0.85	1.0	1.2
Maximum Lot Coverage	50%, including all residential and accessory buildings			
Setbacks Required	See Section 30.11.070 for setback exceptions			
Street Front	25 feet	20 feet min. and an average of 23 feet for any garage or first residential floor; 23 feet min. and an average of 26 feet for the 2nd and 3rd residential floors		
Street Side	5 feet min. and an average of 8 feet for the first residential floor; 8 feet min. and an average of 11 feet for the 2nd residential floor; and 11 feet min. and an average of 14 feet for the 3rd residential floor.			
Interior	5 feet min. and an average of 8 feet for the first residential floor; 8 feet min. and an average of 11 feet for the 2nd residential floor; and 11 feet min. and an average of 14 feet for the 3rd residential floor.			
Interior when abutting the ROS, R1R or R1 zones (excluding chimneys, railings and vents)	8 feet min. and an average of 11 feet for the first residential floor; 11 feet min. and an average of 14 feet for the 2nd residential floor; and 17 feet min. and an average of 20 feet for the 3rd residential floor.			
Height Limits				
Primary	Max. of 3 stories or 36 feet, whichever is less. On lots less than or equal to 90 feet wide, 2 stories or 26 feet, whichever is less.			
Accessory Buildings	12 feet, or 15 feet where a minimum 3 in 12 roof pitch is provided.			
Accessory Structures	15 feet			
Permanently Landscaped Open Space	30% minimum of the lot area (See Chapter 30.31 for additional requirements)	25% minimum of the lot area (See Chapter 30.31 for additional requirements)		
Parking and Loading	As required by Chapter 30.32 (Parking and Loading)			
Design Review	As required by Chapter 30.47 (Design Review)			



EXHIBIT 6-3 MIXED USE DISTRICT DEVELOPMENT STANDARDS

Development Feature	Requirement by Zoning District		
	IMU	IMU-R	SFMU
Minimum Lot Size	Minimum lot area and width required for new parcels		
Area	10,000 square feet	10,000 square feet(1)	10,000 square feet
Width	100 feet		
Maximum Residential Density	N/A	35 dwelling units per acre when abutting the R1, R1R or ROS zones; 87 dwelling units per acre when abutting the R-3050, R-2250, R-1650 and R-1250 zones; 100 dwelling units per acre when not abutting the R1, R1R, ROS, R-3050, R-2250, R-1650 or R-1250 zone	
Minimum Setbacks Required	See Section 30.14.050 for setback exceptions		
Street Front and Street Side	None (2) 10 feet at corner of an intersection. (3)		
Interior	None		
Abutting a residential zone	15 feet for the first two stories when abutting an R1, R1R or ROS zone and 25 feet for the third story. Setbacks are measured from the residential property line and may include intervening alleys. (4)		
Distance Between Dwellings	N/A		
Maximum Height Limits Primary Buildings and Structures	50 feet (6)	36 feet or 3 stories, when abutting the R1, R1R or ROS zones; 60 feet or 4 stories when abutting the R-3050, R-2250, R-1650 and R-1250 zones; 75 feet or 6 stories when not abutting the R1, R1R, ROS, R-3050, R-2250, R-1650 or R-1250 zone. (5) (6)	
Accessory Structures	N/A		

- (1) Minimum lot size for multi-family development. The minimum lot size in the IMU-R zoning district shall be 15,000 square feet for new multifamily housing development.
- (2) Minimum setbacks. In the IMU, IMU-R and SFMU zoning districts, there are no setbacks required from the street property line, except as required for corner cutoffs at intersections. If setbacks are provided, these areas shall only be used for landscaping and active pedestrian areas (e.g., plazas,



outdoor dining). Surface parking lots and vehicle access ways such as drive-through lanes shall not be located in the area between a street property line and a building. All street adjacent parking shall be set back a minimum of 5 feet and the setback area shall be fully landscaped.

- (3) Corner cutoff at intersection. In order to maintain visibility at intersections and to provide architectural interest for buildings at corner locations, buildings shall provide a 10-foot minimum corner cutoff and shall have an entrance to the building from this area. The minimum cutoff area shall be a triangular area that is determined by measuring 10 feet back from the corner along both street property lines and drawing a line between the two points.
- (4) Landscaped buffer within setback area. Landscaped buffer required. A minimum 5-foot wide landscaped buffer shall be provided on the subject property adjacent to any residentially zoned property or intervening alley regardless of the actual building setback that is provided. A landscaped buffer is not required adjacent to an alley at areas where direct vehicular access is provided to the subject property.
- (5) A mezzanine shall not be considered a story. See Chapter 30.70 (Definitions).
- (6) Enclosed or screened rooftop equipment not exceeding 5' in height above the roof of a building shall not be computed as part of the height of the building. Elevator shafts and roof top stairwells not exceeding 15' in height above the roof of a building shall not be computed as part of the height of the building. See Chapter 30.70 (Definitions).



EXHIBIT 6-4 RESIDENTIAL PARKING STANDARDS

Residential Land Use	Number of Required Parking Spaces
Single family detached dwellings in the R-3050, R-2250, R-1650, R-1250, SFMU, IMU and IMU-R zones where more than one dwellings unit exists on a lot; and duplexes, multi-family dwellings, condominiums, and townhouses in all zones.	Efficiencies of up to 1,500 sq. ft. and 1 bedroom units - 2 spaces
	2 bedroom units -- 2 spaces
	Efficiencies of 1,501 to 2,000 sq. ft. and 3 bedroom units -- 2.5 spaces
	Efficiencies of more than 2,000 sq. ft. and any unit containing 4 or more bedrooms -- 3 spaces
	Guest parking -- 1/4 space per unit for residential projects of 4 or more units in the R-3050, R-2250, R-1650, R-1250, SFMU, IMU and IMU-R zones In the PRD zone, 1 uncovered guest space per dwelling unit in addition to enclosed parking spaces
Projects in the DSP zone with more than 1 dwelling unit	1 bedroom units -- 1.25 spaces Units of 2 bedrooms or more -- 2 spaces, except that only 1 parking space is required for each senior residential unit
	Guest parking -- 1/4 space per unit for projects of 4 or more units and residential use is more than 80% of the entire floor area
Residential congregate living, Medical	1 space per 4 beds
Residential congregate living, non-medical, except for Senior housing	1 space for every 3 residents
Senior housing	1 space per unit in projects with more than 1 dwelling unit
Single family dwellings Domestic Violence Shelter Residential Congregate Living, Limited	Cumulative Gross Floor Area of dwelling: 0-3,499 sq. ft. -- 2 spaces 3,500 - 5,999 sq. ft. -- 3 spaces 6,000 - 7,999 sq. ft. -- 4 spaces 8,000+ sq. ft. -- 5 spaces
Live/work units	3 spaces for the first 2,000 sq. ft. and 3 spaces per 1,000 sq. ft for any additional floor area over 2,000 sq. ft.

6.1.2 Housing Types, Supportive Services and Reasonable Accommodation

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. In addition, in an effort to minimize constraints and allow greater flexibility in the types of residential uses the City of Glendale simplified its housing types. Having fewer, but broader, housing categories in the zoning use charts provides the advantage of improving clarity and predictability to the way



zoning is applied to housing uses. Fewer housing categories will allow greater flexibility for zoning to accommodate new housing types and supportive services as the market changes. Based on the 2006-2014 Housing Element (HE) Programs and the 2011-2016 Analysis of Impediments (AI) to Fair Housing Choice, the City modified its zoning definitions as follows. These are further described in Chapter 3 which outlines how programs in our previous element were implemented.

Housing definitions were combined into five primary residential categories for purposes of zoning:

- Dwelling, One Residential
- Dwelling, Multiple Residential
- Residential Congregate Living Limited (6 or fewer individuals)
- Residential Congregate Living, Non-Medical (7 or more individuals)
- Residential Congregate Living, Medical (7 or more individuals)

Both the Housing Element and Analysis of Impediments raised concerns that Glendale's zoning needs flexibility to allow existing residents to stay in their homes should they become disabled. Of particular concern to disability advocates is that residents, including those in apartments and condominiums, may need on-site assistance such as nursing care in order to maintain independent living. Glendale's current practice of allowing on-site services limited to residents to occur in residential zones (HE Program 5g, AI Impediment #7) was clarified as follow (noted in bold and italics):

Dwelling, One Residential. "Dwelling, one (1) residential" means a detached building designed exclusively for occupancy by one (1) household. ***On-site support services personnel and equipment to maintain independent living is limited to residents of the dwelling.***

Dwelling, Multiple Residential. "Dwelling, multiple residential" means a building or portion thereof designed for occupancy by two (2) or more persons or households living independently of each other in separate units. Includes apartments, townhouses, or similar buildings. ***On-site support services personnel and equipment to maintain independent living is limited to residents of the dwelling.***

The Housing Element and Analysis of Impediments raised concerns with definitions centering on residential congregate care and residential congregate care, limited. In 2006, the City of Glendale added definitions of "residential congregate care" and "residential congregate care, limited" to the zoning code. The following four concerns summarize the concerns identified in the HE and AI (HE Program 6b and AI Impediment #7).

- 1) The broad definition for residential congregate care may conflict with other Glendale zoning code definitions for one residential dwelling and boarding or lodging house, because single residential dwellings, residential congregate care, limited facilities, and boarding houses all may serve six or fewer residents, may have congregate eating facilities or a single kitchen, and residents may or may not pay compensation. Residential congregate care, limited facilities are generally found in traditional single family homes of up to six persons where residents typically live as a single housekeeping unit.



- 2) Disability advocates are concerned that, absent a definition of “family”, unrelated individuals living together might be seen as “residential congregate care”, which is currently not allowed in the R1, R1R and ROS zones. The HE and AI direct Glendale to include a definition of “family” in the zoning code.
- 3) Congregate care facilities, limited are typically located in single family homes in residential zones. State law requires that residential congregate care facilities licensed or not, be subject to the same standards as other similar uses. Requirements for congregate care facilities to be licensed and subject to CUP where other residential uses do not have that requirement may be inconsistent with the intent of state law and pose a housing constraint for persons with disabilities who may live in larger households in traditional single-family homes.
- 4) Residential congregate care, limited is a residential use and there is some concern with the use of the term “facility” which connotes an institutional use in relation to residential congregate care, limited.

Amendments were made to simplify housing categories in the Permitted Use Charts, along with modifications to zoning definitions, and allow Glendale to comply with State housing Law. Such simplifications help ensure consistency and predictability in describing housing types and in zoning implementation. The following three definitions were included in zone changes for the Medical Service (MS) Zone definitions and were extended to the Residential, Commercial, Industrial and Mixed Use Permitted Use Charts. The following three definitions describe “group” residential accommodations:

“Residential Congregate Living, Limited. “Residential Congregate Living, Limited” means a dwelling including a common eating area, with or without on-site assistance with activities of daily living, limited to six (6) or fewer individuals or one household. Residential Congregate Living, Limited includes assisted living centers; boarding or lodging houses; residential congregate care facilities, limited; retirement and rest homes; supportive housing; and transitional housing.

Residential Congregate Living, Medical. “Residential Congregate Living, Medical” means a residential use with or without private kitchens and including a common eating area, with or without on-site assistance with activities of daily living and on-site assistance with counseling or medical care, and with seven (7) or more beds. Residential Congregate Living, Medical includes convalescent homes, extended care, skilled nursing facilities.

Residential Congregate Living, Non-medical. “Residential Congregate Living, Non-medical” means a residential use with or without private kitchens and including a common eating area, with or without on-site assistance with activities of daily living, and with seven (7) or more individuals. Residential Congregate Living, Non-medical includes assisted living centers; dormitories; fraternities or sororities; residential congregate care facilities; retirement and rest homes; supportive housing and transitional housing. This use does not include hotels or motels which are defined separately.”



Glendale does not define dwellings in relation to families. Glendale eliminated its definition of family years ago so as not to infringe on people's civil rights. Disability advocates' concerns that the lack of a definition of "family" would mean that the City would attempt to limit unrelated individuals living in a single dwelling are unfounded. Staff could not find any cases in Glendale where a limited definition of "family" was used against residents at a site. Therefore, a general definition of "family" was *not* added to the Zoning Code (Program 6b). Instead, the definition of residential congregate living facilities includes state requirements for residential congregate care facilities and one household, which is consistent with state law and avoids infringing on civil rights to live in a household of ones choosing.

The Analysis of Impediments directed that the City add a definition of "disability" or "handicap" to the Zoning Code that is consistent with the Federal Fair Housing Act (FFHA) definition. The following definition was added to the Zoning Code:

"Disability. "Disability" means a disability or handicap as defined by the Federal Fair Housing Act (FFHA). Federal laws define any person with a disability as "Any person who has a physical or mental impairment that substantially limits one or more major life activities; has a record of such impairment; or is regarded as having such impairment."

Glendale permits single room occupancy facilities; however, they were not expressly included in the Zoning Code. The following amendment (noted in bold and italics) was made to reference "single-room occupancy" (SRO) in the zoning code definition for motel and hotel. (Program 5g, Impediment #3)

"Hotel or motel. "Hotel or motel" means a building in which there are six (6) or more guest rooms where lodging with or without meals is provided for compensation, and where no provision is made for cooking in any individual room or suite. ***Single-room occupancy (SRO) facilities are included within this definition.***

The Housing Element and Analysis of Impediments directed the City to add definitions for transitional housing or supportive housing (Compliance with SB 2, AI Impediments #3, #7). City definitions of housing programs were to clarify that transitional and supportive housing are residential uses, and only subject to those restrictions that apply to other residential uses of the same type in the same zone. The following definitions for senior housing, supportive housing, target population and transitional housing were included the permitted use charts under the categories of residential congregate living, limited and residential congregate living, non-medical:

Senior housing: A development consisting of dwelling units in which each unit is restricted for occupancy by at least one person in each household who is sixty-two (62) years of age or older, or fifty-five (55) years or older if the development consists of thirty-five (35) units or more. Senior housing developments are permitted in multi-family residential (R-3050, R-2250, R-1650 and R-1250) zones, in commercial (C1, C2, C3, CH, CR) zones provided the ground floor level is occupied by commercial uses, and in the mixed use SFMU Zone as part of a mixed use project. Ground floor level senior housing development is conditionally permitted in commercial (C1, C2, C3, CH, CR) zones and in the IMU-R Zone.



“Supportive Housing. “Supportive Housing” means a residential use with no limit on length of stay, that is occupied by a target population as defined in Health and Safety Code Section 53260(d), and that is linked to onsite or offsite support services that assist the resident in retaining housing, living independently, working in the community and improving his or her health status. No services are provided to nonresidents unless otherwise permitted by this Title.”

“Target Population. “Target population” means persons with Low Income having one or more disabilities, including mental illness, HIV or AIDS, substance abuse, or other chronic health conditions, or individuals eligible for services provided under the Lanterman Developmental Disabilities Services Act (California Welfare and Institutions Code, section 4500 et seq.) and may include, among other populations, adults, emancipated youth, families, families with children, elderly persons, young adults aging out of the foster care system, individuals exiting from institutional settings, veterans, and homeless people.”

“Transitional Housing. “Transitional Housing” means a residential use operated under program requirements that call for the termination of assistance and recirculation of the assisted unit(s) to another eligible program recipient at some predetermined future point in time, which shall be no less than six months. No services are provided to nonresidents unless otherwise permitted by this Title. ”

Reasonable Accommodation

In addition to the above housing types and supportive services, the City of Glendale adopted a reasonable accommodation ordinance in 2010, which added Chapter 30.52 – Reasonable Accommodation to Glendale Municipal Code. The purpose of this ordinance was to establish a formal procedure for an individual with a disability, or developers of housing for individuals with disabilities, to seek reasonable accommodation in rules, policies, practices and procedures to ensure equal access to housing and to facilitate the development of housing for individuals with disabilities as provided by the federal Fair Housing Amendments Act of 1988 and California's Fair Employment and Housing Act, herein known as the "Acts". Reasonable accommodation means providing an individual with a disability, or developers of housing for individuals with disabilities, flexibility in the application of land use and zoning regulations or policies, including the modification or waiver of certain requirements, when necessary to eliminate barriers to housing opportunities.

State Employee Housing Act

Glendale complies with the State Employee Housing Act, specifically Health and Safety Code Sections 17021.5 and 17021.6.). It treats employee housing that serves six or fewer persons as dwelling, one unit or as residential congregate living, limited and both of these uses are considered single-family uses and are permitted in the same manner as other single family structures of the same type and in the same zones. Dwelling, one unit and residential congregate living, limited, are permitted in all residential zones by right and subject to the same development standards.

6.1.3 Other Changes Made to the Zoning Use Charts

In addition to the definitions proposed above, the Housing Element made two other programs changes affecting the Permitted Use Charts in the zoning code as follow:



Program 5e Zoning Compliance with California Welfare & Institutions Code Section 5120

Provisions of the California Welfare & Institutions Code Section 5120 mandate that in any zone in which hospitals or nursing homes are permitted, mental health treatment programs, either residential or non-residential, are permitted (Program 5e, Impediment #7).

Hospitals were permitted uses in the C3, CH, IMU, IMU-R, SFMU and MS zones. Residential mental health treatment programs and nursing homes fell under the zoning category of residential congregate living, medical. Residential congregate living, medical was permitted in the C1, C2, C3, CH and MS zone. Facilities that offered mental health treatment programs fell under the zoning category of medical offices and were permitted in all commercial and mixed use zones. To meet the zoning requirements for California Welfare & Institutions Code Section 5120, the permitted locations where residential congregate living and medical (including residential mental health treatment programs) uses were modified. Since all hospitals in Glendale are located in either the C3 zone or MS Zone, hospitals were eliminated as permitted uses in the CH, IMU, IMU-R and SFMU zones. This change had no impact upon existing hospitals and complies with state law.

Program 5f. Zoning for Compliance with SB 2

In addition to adding definitions for transitional and supportive housing, State law requires that transitional and supportive housing be subject only to those restrictions that apply to other residential uses of the same type in the same zone. To comply with SB2, Glendale removed the conditional use permit requirement for emergency shelters within 300-feet from a residential zone, so that all emergency shelters in the IND zone will be permitted uses. This change is shown on the Permitted Use Charts and will have no impact upon existing emergency shelters.

Parking

Parking requirements vary by the type of housing development. By consolidating the number of housing types, parking requirements were able to be simplified to match anticipated parking needs.

Residential Congregate Living, Limited

The parking requirement of 2 parking spaces was adopted for Residential Congregate Living, Limited facilities, which is the typical parking requirement for these existing uses and for single-family residences. Residential Congregate Living, Limited facilities are often referred to as small group homes and the State considers these facilities with six or fewer residents to be single-family uses. The State licenses these types of facilities directly, and no City approval is needed. Residential Congregate Care, Limited facilities were required to have one parking space per three residents. Since the number of residents is limited to six or fewer persons, the typical Residential Congregate Care, Limited facility has a parking requirement of two spaces per facility. Residential Congregate Care, Limited facilities (6 or fewer residents) are typically located in single-family dwellings where a minimum of 2 parking spaces is already required. Retirement, rest homes, convalescent and extended care facilities have parking requirements of one space per four beds. Likewise, when limited to facilities of 6 or fewer persons, the parking requirement is currently two spaces for these facilities.



Residential Congregate Living, Non-medical

Residential Congregate Living facilities (7 or more residents) are limited to non-medical uses. A common parking requirement was adopted based on the number of residents, rather than the number of beds (as is typical for facilities providing medical support). In the zoning code, a key component of the definition of a dwelling unit is that the unit has its own kitchen facilities. Individual units with kitchens are not part of the make-up of a typical Residential Congregate Living Facility no matter how many patients are being served. The term "unit" cannot be used in conjunction with a Residential Congregate Facility. However, since these are non-medical uses, the parking requirement was adopted to use the same parking ratios of 1 space for every 3 residents, the same ratio used for Assisted Living Facilities.

Residential Congregate Care Living, Medical

As a residential use with a medical component, the parking was based upon the number of beds. The adopted parking requirement is the same as for convalescent and extended care homes of one (1) parking space per 4 beds. These facilities generally have no individual kitchens, so having a parking requirement based upon beds reflects past practice.

The following housing definitions remain in the Zoning Code and have not been changed since the last Housing Element.

Farm Worker Housing: According to the 2000 Census, there are approximately 118 people employed in the "farming, fishing and forestry industries." This represents less than 1/100th of the City's population. The City of Glendale has no land zoned for agricultural uses. Furthermore, Glendale is unaware of any agricultural uses in Burbank, La Canada-Flintridge, or in portions of unincorporated Los Angeles County or the City of Los Angeles immediately surrounding Glendale in which farming, fishing or forestry industry is practiced which could necessitate the need for farm worker housing in Glendale. Therefore, the City has not identified a need for farm worker housing and such use is not identified in the Zoning Code.

Live/Work: A live/work unit is an integrated dwelling unit and working space, occupied and utilized by a single housekeeping unit in a structure that has been modified or designed to accommodate joint residential occupancy and work activity, and which includes complete kitchen and sanitary facilities in compliance with applicable building standards and working space reserved for and regularly used by one or more occupants of the unit, in addition to any other employees. The commercial use must be one permitted by the applicable land use tables. Live/work residential units are permitted by right in the mixed-use SFMU zone and above the first floor on lots having frontage on San Fernando Road, Broadway and Colorado Street, conditionally permitted in the IMU and IMU-R zones. In industrial areas, they are conditionally permitted in the IND Zone.

Mixed-Use Development: Projects that have both residential and commercial land uses are permitted by right on certain properties in the Commercial/Residential Mixed Use (SFMU) Zone and in the commercial (C1, C2, C3, and CR) zones provided that the ground floor is occupied with permitted commercial uses. Projects with residential on the ground floor are conditionally permitted in the C1, C2, C3 and IMU-R zones.

Mobile Homes and Manufactured Homes: Mobile homes and manufactured homes are permitted subject to the same zoning restrictions as single family residences. The City of Glendale has no mobile home parks and mobile home parks are not permitted in the City.



Second Units and Guest Houses: Sections 65852.1, 65852.150 and 65852.2 of the Government Code provide that a city may issue a zoning variance, special use permit or conditional use permit for a second dwelling unit in a single family zone with certain limitations. In Glendale, there are many single family homes already on properties zoned to allow more than one unit.

Although guest houses have been and continue to be allowed, the concept of second units tends to contradict the traditional view that single family zoning in the City is to provide an area where each family has its own distinctive property on which to conduct its affairs without sharing it with others. In 1996, the Glendale City Council examined the issue and enacted Ordinance No. 5120 prohibiting "second dwelling units ... as referenced in the Government Code" in all residential zones. In enacting this Ordinance, the City made several findings in support of the action. Many of the City's residential streets are in hillside areas and are too narrow, steep and curving to support additional dwellings. Many of these hillside residential areas are also subject to high fire danger and adding residences in these areas would compromise the safety of the neighborhood. Because of the steep terrain, adding residences to lots in these areas would require substantial amounts of grading that would create visual impacts, increased potential for earth slides/slumps, and removal of native oak and sycamore. Many streets in hillside residential areas have street lengths that exceed the standard in the Municipal Code; adding second units into such neighborhoods would expose additional people to an increased level of danger during an emergency situation. Many of the hillside neighborhoods are in fault hazard zones; adding residences would place more people and buildings at greater hazard during earthquakes. The City is deficient in many areas in schools, parks, sewer systems, etc. and cannot readily handle additional residences in these neighborhoods. The City experienced rapid housing and population growth in the 1980's, and allowing second units would undermine current efforts to manage that growth. If second units were allowed in the southern areas of the City, existing overcrowding and other negative quality of life factors would further deteriorate. Allowing second units could also increase the number of absentee landlords in the City which the City has determined is associated with the physical deterioration of residential properties. Homeowners who desire a second unit have the option to select such a property when they are deciding where to buy.

Guest houses and guest bedrooms have always been allowed in Glendale to accommodate elderly relatives or friends who need the support of a family environment. The City places the following constraints on guest houses: 1) they are limited to 500 square feet of floor area; 2) they cannot contain kitchen facilities; and 3) they cannot be rented. The City has determined that these limitations are appropriate and although they represent a minor constraint on the characteristics of housing in the City, they do not constrain the number of second units which can be constructed. They also represent no significant constraint on the number of units in general in the City since data from Chapter 5 and Exhibit 5-1 in particular showed that there is ample development capacity in the City to meet our projected need. A zoning variance procedure is available for processing of individual requests for second dwelling units.

Single Family Residences: Single family homes are allowed in all residential zones (ROS, R1R, R1, R-3050, R-2250, R-1650 and R-1250). No distinction is made in Glendale's code between stick-built and pre-fabricated manufactured housing. Pre-fabricated manufactured housing is allowed in residential zones subject to the same regulations as apply to single family residences.



Religious quarters: A dwelling for clergy or staff of a place of worship. Places of worship are permitted in the C1 (Neighborhood Commercial), C2 (Community Commercial), and C3 (Commercial Service) zones, and are conditionally permitted in all other zones other than the IND (Industrial) zone, where they are not permitted.

6.1.4 Fees and Improvements

Various fees and assessments are charged by the City and other agencies to cover the costs of processing permits and providing services and facilities, such as utilities, schools, and infrastructure that are associated with building housing. Almost all of these fees are assessed through a pro rata share system, based on the magnitude of the project's impact or on the extent of the benefit which will be derived.

The majority of the City is highly urbanized with most of its necessary infrastructure, such as streets, sewers, electrical and water facilities already established. As a result, the cost of land improvements in these areas is generally less than in undeveloped suburban or rural areas of the City. New development is occasionally required to repair or install curb, gutter and sidewalk; to install street lighting; fire hydrants and parkway landscaping. New subdivisions with new streets are extremely rare in Glendale; such development will also have to build streets to City standards. Based on the number of residential development applications submitted over the past three to five years, especially since the City adopted more flexible mixed use development standards, there is no evidence that City on or off-site improvement requirements result in any significant constraint to development.

Past fee surveys conducted by the City have indicated that Glendale's plan check and building permit fees for residential development are in some cases substantially lower (10-20 percent) than those of the cities of Los Angeles, Burbank or Pasadena. Glendale fees, therefore, do not appear to be unreasonable nor a significant constraint to development.

Exhibit 6-5 presents a list of typical development fees (as of August 2013) which would be associated with a 45-unit, multifamily residential project on a one acre parcel. As this table illustrates, the new Public Facilities Improvement fee represents the largest single development fee, accounting for approximately 40 percent of the total. School fees (established by the State and which the City has no authority to amend) account for approximately 27 percent of the total. Other significant costs include sewer connections, electrical services, building permit fees, and plan checks and inspections. Of the fees listed in Exhibit 6-5, water improvements, sewer connections, and electrical services are assessed on a per unit basis. The total cost of development fees per unit is estimated to be \$8,718. No costs have been assumed for preparation of an environmental impact report (EIR) as residential projects on flat land parcels typically require a less-lengthy negative declaration pursuant to the California Environmental Quality Act.



EXHIBIT 6-5 SUMMARY OF DEVELOPMENT FEES FOR TYPICAL HIGH DENSITY RESIDENTIAL PROJECT (45 UNITS)

Type of Fee	Amount
Design Review Board	\$3,958
Environmental Review	\$2,604
School Fees	\$106,515
Street Improvement	\$5,000
Parkway Improvement	\$55
Water Improvements	\$10,000
Sewer Connection	\$48,430.31
Electrical Service Fee	\$20,000
Grading Permit Fee	\$0
Building Permit Fee	\$22,564
Plan Checks and Inspections	\$19,179.40
Public Facilities Improvement Fee	\$157,500
Total Development Fees (approximate)	\$392,337.71

Source: City of Glendale Planning, Public Works, and Public Service Departments, January, 2008

Fees include \$300 deposit for excavation.

Note: Calculations are based on:

- a. 45 units on 1 acre.
- b. Average unit size of 900 square feet for multi-family units.
- c. Four 1-bedroom, 35 2-bedroom and six 3-bedroom units.
- d. Building valuation of \$4,050,000.
- e. Three submittals to the Design Review Board.
- f. Glendale School District school fee of \$2.63/square feet of residential development.
- g. Street landscaping of one 24-inch box parkway tree every 40-50 feet.
- h. No Use of Street fees are anticipated given the large size of the parcel, allowing equipment and materials to be stored onsite.

6.1.5 Building Codes and Enforcement

The City of Glendale Building Codes are based upon Title 24 of the California Code of Regulations (CCR). Title 24 of the CCR is comprised of amended versions of the International Building Code, International Fire Code, Uniform Plumbing Code, National Electric Code, Uniform Mechanical Code, and various other state mandated statutes. These codes are considered to be the minimum necessary to protect the public health, safety and welfare. The local enforcement of these codes does not add significantly to the cost of housing.

6.1.6 Local Processing and Permit Procedures

The evaluation and review process required by City procedures contributes to the cost of housing. The holding costs incurred by developers during this process are ultimately reflected in the unit selling price.



The review process for discretionary projects in Glendale is governed by several separate decision-making bodies: City Council, Planning Commission, Design Review Board (DRB), Planning Hearing Officer and (on rare occasions) the Environmental and Planning Board (EPB). Depending on the project, some or all of these groups may review a project. Exhibit 6-7 lists the approximate time needed for different stages in the project review process. Project processing begins with the submittal of plans to the City for appropriate review. Projects requiring discretionary review, such as a conditional use permit, variance, map, or design review, are submitted to the Permit Services Center. Average processing time for a new residential project subject to only plan check and DRB review is two to three months, with an added two months for those projects also subject to Planning Commission and City Council approval (e.g. subdivisions, change of zone, general plan amendment, etc.). While this review period compares favorably with other Southern California cities, project review time can be significantly lengthened if a project involves a hillside subdivision, variance or conditional use permit. In order to minimize project holding costs, Housing Element policies call for continued monitoring of departmental processing procedures to determine their impact on the ultimate cost of housing and to initiate appropriate changes to reduce costs.

Considerable effort has been expended by the City to establish a “one-stop” permit center in order to provide improved customer service and to expedite the permitting process. The City also has an express plan check process where plan check is performed on an overtime basis, at the applicant’s request and expense, to decrease the duration of plan check while maintaining a timely plan check schedule for all the other projects submitted to the City. The Planning Department continues to review and amend procedures to process subdivisions and other development applications. The City presently provides an administrative procedure for the conversion of stock cooperatives to condominiums and allows the Planning Commission to approve (subject to appeal) all condominium projects. More complex subdivisions are still required to be considered by the City Council. An administrative exception process has been established and greater administrative discretion has been given to staff in the administration of the design review process. Furthermore, recent changes to the California Environmental Quality Act (CEQA) guidelines have further streamlined the processing of minor projects in urban areas. These amended procedures have decreased the processing time for many development applications. In addition, the Planning Department conducts a yearly review to ensure that our fees are appropriate.

EXHIBIT 6-6 TIME REQUIREMENTS FOR PROJECT PROCESSINGS

<p>General Plan Amendment/Zone Change Maximum of four times per General Plan Element annually. Public hearings at Planning Commission every three to four months if applications are received. Hearing dates are scheduled after application is submitted.</p>
<p>Subdivision/Parcel Map/Condominium Conversion Applications and fees must be submitted at least 60 days prior to Planning Commission public hearing. City Council hearings follow three to four weeks later.</p>
<p>Design Review Board Applications and fees must be submitted a minimum of 45 days prior to meeting date. Average time before attaining a hearing is approximately four to six weeks. Project processing time depends on the applicant’s ability to expediently resubmit plans, if necessary, which take into consideration the DRB’s revision comments.</p>



<p>Conditional Use Permits/Standards & Use Variances</p> <p>Applications and fees have no deadline, Zoning Administrator’s hearing date is scheduled after complete application is submitted. Approximately six to eight weeks between submittal and public hearing. Zoning Administrator’s decision follows as soon as 2 weeks later.</p>
<p>Environmental & Planning Board</p> <p>Only reviews Environmental Impact Reports or Initial Studies forwarded by the Planning Director due to their complexity and potential effects. Applications and fees must be submitted four to eight weeks prior to meeting date. Applications must be submitted concurrently with any other applications (e.g. a variance, conditional use permit, etc.) If the Board deems an Environmental Impact Report necessary, the process lasts between 9 to 12 months.</p>
<p>Plan Check Review</p> <p>Plans must be submitted to the Building Section. Fees assessed on the valuation of a project. Plans to be reviewed by the Current Planning, Engineering, and Building Sections. Approximately four weeks before plans are returned to the applicant for correction.</p>

Source: City of Glendale Planning Department and Building and Safety Section of Public Works Department

6.1.7 City Zoning Regulations as a Housing Constraint – Sample Projects

In order to determine whether existing City Zoning regulations were a significant constraint on housing, staff randomly selected 50 residential development projects that were approved by the City and which represent all four multi-family zones. These projects are located throughout the City and are shown in Appendix B. The five projects which did not receive the maximum density did not request it for unknown reasons. Of the 45 projects which achieved the maximum allowable density in the particular zone, five were given variances from height and/or setback standards in order to achieve density permissible under the zoning. One of these projects was granted a variance because the lot was nine square feet short of the necessary area. Since 80 percent of the projects evaluated were able to achieve the maximum density without variances and all of the projects that requested variances to achieve the maximum density allowable under the zone were granted it, it is apparent that the City’s regulations do not pose a significant constraint on the quantity of housing produced in the City.

In the R-3050 Zone, one unit is permitted for each 3050 square feet of lot area. In the 50 project random survey, eight projects in the R-3050 zone were reviewed. Five of these projects were approved for maximum density without the need for variances. Two were given variances to allow residential uses on the ground floor (2625 Hermosa and 2631 Hermosa). One was given a variance for lot size (9 square feet short) to allow maximum density similar to other duplexes in the neighborhood (545 E Palm Dr) Therefore, the zoning requirements for setbacks, parking, height, etc... allow for development to meet the maximum density and do not pose a constraint to housing development. Furthermore, in terms of adequate sites analysis, the development of additional units in the R-3050 zones demonstrates that developers will tear down one or two units in order to add an additional unit.

In the R-2250 Zone, one unit is permitted for each 2,250 square feet of lot area. Fifteen multi-family residential developments were included in the random sample of 50 projects reviewed for zoning consistency. Of these 15 projects, 13 were approved for the maximum



density, although two required variances. One development did not achieve the maximum density (2 units below maximum) due to its unique location adjacent to a freeway onramp in which additional setback was required to meet noise and parking standards (4201 Pennsylvania). For the two projects with variances, these were granted to meet the maximum density (1123-1127 Raymond) and for a variety of variances including setbacks and parking (124 W Colorado/524 E Elk) due to site characteristics at a freeway off ramp. Eighty percent of the projects in the R-2250 Zone were able to meet the development standards without the need for standards deviation, and in over ninety percent of the projects in this zone were approved at or over the maximum base density for this zone. Therefore, the zoning requirements for setbacks, parking, height, etc...allow for the development to meet the maximum density and do not pose a constraint to housing development. Furthermore, in terms of adequate sites analysis, the development of additional units in the R-2250 zones demonstrates that developers will tear down units to add additional ones. For example, four units were demolished to create seven new units (352 W Chevy Chase). Therefore the justification for assuming that developers will tear down existing units to build new ones is verified by actual example.

The R-2250 Zone permits developers additional density opportunities when lot widths are 90 feet or greater. Four projects in the R-2250 Zone took advantage of this provision and added from one to four additional units above the base zoning permitted (522 E Palmer Ave, 337 W Vine St, 1054 Western Ave and 623 South St.) by right.

In the R-1650 Zone, one unit is permitted for each 1650 square feet of lot area. Fourteen multi-family residential developments were included in the random sample of 50 projects reviewed for zoning consistency. Of these 14 projects, 13 were approved for the maximum density and one (2745 Montrose Ave.) did not request it. None of the 13 projects that received the maximum density requested variances or other entitlement approval beyond design review. Therefore, over 90% of the projects in this zone were developed at or over the maximum base density for this zone. The zoning standards for the R-1650 Zone, therefore, do not pose a constraint to housing development in that the maximum zone can be achieved except in exceptional circumstances. Furthermore, in terms of adequate sites analysis, the development of additional units in the R-1650 Zones demonstrates that developers will tear down units to add additional ones. For example, three units were demolished to create five new units (705 E Palmer Ave.) Therefore the justification for assuming that developers will tear down existing units to build new ones is verified by actual example.

The R-1650 Zone permits developers additional density opportunities when lot widths are 90 feet or greater. Three projects in the R-1650 Zone took advantage of this provision and added from one to five additional units above the base zoning permitted (430-436 W Wilson, 216 W Windsor and 2709 Piedmont) by right.

In the R-1250 Zone, one unit is permitted for each 1250 square feet of lot area. Thirteen multi-family residential developments were included in the random sample of 50 projects reviewed for zoning consistency. Of these 13 projects, 11 were approved for the maximum density and two (341 W Glenoaks Ave and 1102 San Rafael Ave) did not request it. It is unknown why two projects did not request the maximum number of units permitted under the zone; however, no variance requests were filed requesting the additional density. None of the 11 projects that received the maximum density requested variances or other entitlement approval beyond design review. Therefore, 85% of the projects proposed in the R-1250 zone were developed at or over the maximum base density for this zone. The zoning



standards for the R-1250 Zone, therefore, do not pose a constraint to housing development in that the maximum zone can be achieved. Furthermore, in terms of adequate sites analysis, the development of additional units in the R-1250 Zones demonstrates that developers will tear down units to add additional ones. For example, 5 units were demolished including one single family residence and one 4-unit apartment building to create 12 new condominiums (1304-1308 N. Central). Therefore the justification for assuming that developers will tear down existing units, even multi-family apartments, to build new ones is verified by actual example.

The R-1250 Zone permits developers additional density opportunities when lot widths are 90 feet or greater. Six projects in the R-1250 Zone took advantage of this provision and added from one to seven additional units above the base zoning permitted by right.

6.1.8 Park, Library and Urban Art Impact Fees

Park and Library Fees

Pursuant to the Quimby Act (Section 66477 Government Code), "...the legislative body of a city or county may, by ordinance, require the dedication of land or impose a requirement of the payment of fees in lieu thereof, or a combination of both, for park or recreational purposes as a condition to the approval of a tentative map or parcel map," subject to certain conditions. Following an extensive public outreach and hearing process, the City adopted the "Public Use Facilities Impact Fees" on September 11, 2007. The fees took effect on January 10, 2008. They are set at \$3,500 per unit until January 10, 2011; \$7,000 per unit from January 11, 2011 to January 10, 2014; and \$10,500 per unit beginning January 11, 2014. The purpose of the fees is to support the development of additional park, recreational and library facilities in the City that are needed to provide necessary services for new residential projects. The fees also will help reduce the existing park land deficiency in the City. Commercial and industrial projects will also be subject to the fee at a per-square-foot rate. If a residential project includes affordable housing, fees are reduced. If at least twenty percent of the units are affordable, the public facilities impact fees are waived entirely. The following scale outlines other possible fee reductions:

- 15% affordable fee is 25% of the total
- 10% affordable fee is 50% of the total
- 5% affordable fee is 75% of the total

The City commissioned a report by the consulting firm of Keyser Marston in 2004. That report evaluated the fees charged by various local cities for new development and found that Glendale's fees are comparable to the other cities; therefore, there's no apparent constraint on housing in Glendale relative to neighboring cities.

Urban Art Program

The Urban Art Program was initiated in 2006 with the adoption of the Downtown Specific Plan (DSP). The Glendale City Council adopted ordinances to expand the program city-wide in 2010 and the ordinance were effective January 14, 2011.



The Urban Art Program seeks to promote a diverse and stimulating cultural environment to enrich the quality of life for residents and visitors. The Program applies to new buildings and structures, or to the alteration or repair of buildings or structures valued at \$500,000 or more as determined by the Building Official. Projects located in the commercial and mixed-use zones (specifically the DSP, IMU, IMU-R, SFMU, C1, C2, C3, CR, and CPD zoning districts) are subject to the Program. The requirement does not apply to Industrial or Residential zones. Development applications that did not receive a building permit prior to January 14, 2011 are subject to the rules and regulations of this ordinance.

The Program provides the option to install the art on-site, or to make an in-lieu payment:

- On-site art equals 2 percent (2%) of the project value, or
- In-lieu payment equals 1 percent (1%) of the project value.

Urban Art Plans for the project site and buildings or structures are subject approval by the applicable Design Review authority, upon recommendation from the Arts and Culture Commission or other body designated by City Council. Urban Art Plans must be approved before building permits can be issued, and shall provide for the installation of public art with a value of at least two percent of the project valuation as determined by the Building Official. The on-site art shall be installed in compliance with the Urban Art Plan before issuance of final certificate of occupancy.

Urban Art requirements do not apply to the following:

- Projects financed with public funds,
- Small and/or affordable residential buildings and structures,
- Residential buildings or structures of 1 or 2 units, or residential buildings or structures serving those units with more than 25 percent of the units available to low- or moderate- income households
- Projects financed with development in-lieu fees,
- Capital Improvement projects,
- Projects involving Designated Historic Resources,
- Project involving nonprofit service providers (defined as 501(c)(3) under the IRS code), and
- Vehicle dealerships.

6.1.9 Business Fees

The City of Glendale has no fees for business licenses. The City does have a fee of \$198.00 for zoning use certificates required for other than residential uses. Since zoning use certificates are not needed for residential use, this is not considered to be a barrier to housing.



6.1.10 Inclusionary Housing Policy

The City adopted an Inclusionary Housing Policy on August 3, 2004. The Policy applies to the San Fernando Road Corridor Redevelopment Project Area (SFRCRPA) because it was created in 1992, and State law requires inclusionary housing policies for redevelopment areas created after January 1, 1976.

The Policy requires that 15 percent of the housing built on a site within the SFRCRPA must have affordability restrictions-- 9 percent must be affordable to low and moderate-income households and 6 percent must be affordable to very low-income households. The Policy allows for four alternative methods for meeting the inclusionary housing requirement.

- If a developer provides the housing on the site itself, 15 percent of the units must meet the affordability criteria.
- If the developer chooses to provide the housing off-site but still within the SFRCRPA, Site A could be 100 percent market rate but Site B would have to provide the 15 percent requirement for Site A as well as a 15 percent requirement for Site B itself. This can be best illustrated by the following example. If Site A is developed with 100 units, 15 units would have to be provided on Site B to meet the requirement for Site A.
- In addition, 15 units plus 15 times 15 percent, or 2.25 units, would have to be provided on Site B. Fractional units are rounded up, so there would have to be 15 plus 3 units, or 18 units total.
- If a developer chooses to provide the housing off-site and outside the SFRCRPA, Site A could be 100 percent market rate but an additional 30 percent would have to meet the affordability criteria and all be located on Site B. For example, if Site A had 100 market-rate units, Site B would have to have 30 affordable units.
- Finally, the developer of a site can pay a fee into the City's Housing Trust Fund instead of building the units. The formula for the fee essentially computes the difference between the market value of the for-sale units, or the land value of rental units, and the reduced values need to meet the affordability criteria. The difference is paid into the Housing Trust Fund.

The Inclusionary Housing Policy has several benefits. First, it directly targets the production of affordable housing, which the market is unlikely to produce without government intervention. Second, it promotes the creation of affordable housing within Glendale, in particular within the SFRCRPA. This helps promote infill development and all the benefits of such development. Finally, it helps Glendale address our own affordable housing needs rather than relying on other jurisdictions to meet that need.

According to "Inclusionary Housing in California: 30 Years of Innovation", a report released jointly by the California Coalition for Rural Housing (CCRH) and the Non-Profit Housing Association of Northern California (NPH), 107 cities and counties in California had adopted inclusionary housing policies. Despite critics who contend that such policies may reduce overall housing production, the report makes apparent that an inclusionary housing policy is an effective tool to promote the production of affordable housing.



6.2 REGULATORY CONCESSIONS THAT REMOVE OR REDUCE GOVERNMENTAL CONSTRAINTS

6.2.1 Lot Combination/Wide Properties Density Bonus

As clarified earlier in Zoning Regulations as a Housing Constraint, all multiple dwelling zones other than the R-3050 (Moderate Density Residential) zone in the City allow a 25 percent density bonus when a property is 90 feet wide or more. Thus the density of property in the R-2250 (Medium Density Residential) Zone can be increased from 19 units per acre to 24 units per acre, the density of property in the R-1650 (Medium High Density Residential) Zone can be increased from 26 units per acre to 33 units per acre and the density of property in the R-1250 (High Density Residential) Zone can be increased from 35 units per acre to 44 units per acre by combining smaller lots in larger more efficient sites. Since much of the land with these zoning categories is located near major streets, this lot consolidation ordinance permits the development of increased density near transportation corridors. This provision was also intended to promote large development that can theoretically offer more amenities and outdoor space. In addition to the lot width density bonus, the City proactively encourages the use of density bonuses for affordable and senior housing projects as provided under State law. The City has been active in utilizing the density bonus program for our affordable housing projects and, in fact, affordable projects have represented a substantial amount of recent construction in the City.

6.2.2 Downtown Affordable Housing Incentive

In addition to the residential zones, the DSP (Downtown Specific Plan) Zone in the downtown core allows up to 100 dwelling units to the acre. The SFMU (Commercial/Residential Mixed Use) and IMU-R (Industrial/Commercial-Residential Mixed Use) zones allow density at up to 100 dwelling units to the acre on properties that do not abut a residential zone; up to 87 units to the acre on properties abutting a multi-family zone; and up to 35 units per acre on properties abutting a single family zone. In addition, the C1, C2 and C3 Zones allow residential development at the R-1250 standard except that a conditional use permit is required for residential use at the ground floor level. The CR (Commercial Retail) Zone in downtown Montrose also allows residential development at the R-1250 standard, but residential use is prohibited at the ground floor level.

6.2.3 Implementation of State Density Bonus Incentive

Chapter 30.36 of the Glendale Municipal Code implements state density bonus law as amended by SB1818. Under the provisions of Section 65915 of the California Government Code, when a developer agrees to provide a certain percentage of units as affordable to various income households or for senior housing, the City is required to grant certain specified concessions to the developer. The Glendale density bonus incentive for lot consolidation is considered "by right" density and serves as the base density for calculating the state density bonus provisions for affordable housing. The amount of Density Bonus for affordable housing is based on the amount by which the percentage of affordable units exceeds the percentage established by housing type up to a 35% density bonus (See Table 30.36 of the Glendale Municipal Code). For example, a 20,000 square foot lot in the R-1250



Zone with at least 90 feet of lot width would be eligible for 20 units or a “by right” density of 1 unit per 1,000 square feet of lot area, rather than the 16 units or 1 unit per 1,250 square feet per lot area for similarly zoned lots with less width. If each of these projects proposed to provide 10% of the units as affordable to lower income households, then each would be eligible for a 20% density bonus. The project with the lot density bonus would be eligible for a total of 24 units, with 10% or 2 units affordable to low income residents. The project without the lot density bonus would be eligible for a total of 19 units, with 10% or 2 units affordable to low income residents. Program 2a outlines intentions to continue implementing this housing program.

6.3 ENVIRONMENTAL CONSTRAINTS

Portions of Glendale are exposed to a variety of environmental hazards and contain resources which may constrain the development of lower-priced residential units. Although these constraints are primarily related to hazards, the conservation of the City’s natural resources can also present challenges to housing development.

6.3.1 Hazard-Related Environmental Constraints

Hillside/Slope

The topography in the mountainous portions of Glendale serves as a constraint to residential development. Slopes in these areas often exceed 60 percent grade, and development necessitates extreme terrain modifications which significantly add to the cost of development. Allowable development densities and standards are governed by the Slope Density Formula outlined in the City’s Zoning and Subdivision Ordinance.

Fire Hazards

The presence of naturally-occurring shrub-dominated vegetation (i.e. chaparral and coastal sage scrub) in the City’s hillsides results in high and extreme fire risks. In order to reduce the risk, new development must comply with applicable City requirements for fuel modification zones, good site design principals and other fire prevention activities.

Flooding/Mudflows

While the Federal Emergency Management Agency (FEMA) has not identified any areas within the City of Glendale exposed to 100 year floods, older subdivisions may be exposed to mudflow hazards associated with heavy rain events. In hillside subdivisions, large-scale fires can remove a significant amount of native vegetation which decreases a hillside’s water-holding capability and increases the chance for erosion. In an effort to protect new hillside development from potential mudflow hazards, the City’s Engineering Section examines the engineering and grading standards of all subdivisions. Techniques employed to protect homes from mud-flows include providing debris dams and channels which redirect the flow of mud away from homes.

Seismic Hazards

Like the entire Southern California region, the City of Glendale is located within a seismically active area. The primary seismic activity in the City is generated by movement of the San Andreas, Sierra Madre, and Raymond Hill faults. Of these three, the Sierra Madre is the only one located within the City’s boundaries. The San Andreas poses a threat on a more regional



level, located approximately 25 miles northeast of the Verdugo Mountains. The City prohibits construction directly atop or astride the Sierra Madre fault, and the Verdugo and Sycamore Canyon faults which are recognized by the City as potentially active.

On March 25, 1999, the State of California Division of Mines and Geology released maps covering the Glendale area that identified hazards from seismically-induced landslides and liquefaction. In the future, larger residential projects within the hazard zones would require special geotechnical review before issuance of development permits. Construction is not prohibited in these zones, but stricter building standards may be required as part of the project geotechnical review. Further recommendations and land use restrictions are described in the Safety Element.

Natural Resources Constraints

In addition to the environmental constraints associated with hazards, such as flooding and seismic activity, protection of the City's natural resources also presents constraints to new housing development. The Planning Department reviews new development to ensure that the environment is protected and that projects are revised or mitigation measures imposed where necessary. The City is especially concerned with the protection of sensitive areas, such as ridgelines, blue-line streams, riparian habitats or stands of native oaks and sycamores. Development standards are more stringent in these sensitive areas to minimize potentially adverse impacts to natural resources.

Ridgelines Ordinances adopted to protect the scenic resource value of primary and secondary ridgelines apply to tentative tract and parcel maps, building plans, and grading plans. The geographic areas that are affected by these ordinances include the San Gabriel Mountains, San Rafael Hills and the Verdugo Mountains.

Blue-Line Streams

The City of Glendale has included the preservation of blue-line streams (defined as any natural stream course mapped with a blue-line pattern on the most recently published U.S. Geological Survey 7.5 minute series topographic map) as shown on the City of Glendale adopted Ridgeline Maps in its Municipal Code. This has the potential to impact tentative tract and parcel maps, building plans and grading plans for any property with blue-line streams within its boundaries. Other than improved drainage channels, blue-line streams are located in hillside areas, most of which are zoned open space. A few blue-line streams are located within developed single-family areas zoned R1R. Blue-line streams are evaluated on a site-by-site basis as single-family residential projects are proposed. Past history has shown that flexible development design has allowed use of single family lots within blue-line stream areas.

Indigenous Trees

The indigenous tree ordinance protects native tree species including oak, sycamore and bay trees above a certain size. This ordinance prevents these indigenous trees from being cut down, removed or moved without the City's review and issuance of a permit.

6.3.2 Environmental Constraints and Adequate Sites Inventory

The environmental constraints are not anticipated to impact the availability of sites for construction of housing. None of the City of Glendale is located within a flood zone so none of the adequate sites have a flood hazard. Constraints posed by slope stability, seismic



hazards, flooding, mudflows and landslide hazards can be addressed through engineering methods and construction techniques to avoid impacts to public safety while allowing development of the property for residential uses without impacting densities. There are no residential sites listed in the adequate sites inventory located within Alquist-Priolo Earthquake Hazard Study Zones so there are no known seismic hazards which would affect sites on the inventory. Single-family residential sites located in the ROS and R1R zones are in hillside areas which may be high fire areas. New and substantially remodeled single-family homes in high fire areas would need to adhere to fire safety standards for fuel modification and fire sprinklers; however, such requirements would not impact the use of the property for residential purposes.

There is a known liquefaction hazard for properties located in the San Fernando Road corridor area north of Faircourt and west of San Fernando Road along the River and some sites in this area are included in the adequate sites inventory. Since this area of Glendale is built-out, this area is presently used for a variety of purposes including residential uses. The presence of liquefaction hazard is not anticipated to reduce the number of units which could be constructed on sites within this area because engineering and construction methods are available to mitigate liquefaction hazard without necessitating a reduction of units. Construction methods used may increase the cost of housing construction; however, they are the only feasible mitigation, other than avoidance, for construction in liquefaction hazard areas.

The City's hillside restrictions may affect the ability of a lot to be subdivided. However, all existing, legal single family lots in the R1R and ROS zone with access and meeting minimum lot size requirements may be suitable for construction with extension of appropriate utilities. The City does have a requirement for conditional use permits (CUPs) on sites exceeding 50% slope. The purpose of the CUP is to ensure that the design of the property is compatible with the existing topography and the neighborhood on a site-by-site basis. Since 1998, the City has approved over 90% of the CUPs requested. Since average cross slope is calculated on a case-by-case basis, it is not known which site in the inventory may be affected by a CUP requirement. However, past history shows that the CUP requirement is not likely to affect the development capacity of the site inventory, however, the site design, amount of grading, floor area ratio, and architectural design of the home may be restricted.

6.4 INFRASTRUCTURE CONSTRAINTS

Adequate infrastructure and public services are necessary to accommodate future residential development. The deficiencies that presently exist as well as those projected in the future are primarily a result of recent growth and development pressures within the City, although increased consumption by existing customers is also a factor. The following sections discuss the availability of electrical, water, sewer, street, and educational services to accommodate additional growth in Glendale.

6.4.1 Electrical Power

The City of Glendale currently supplies its own electrical power. This power is provided from two major sources: a generating plant owned and operated by the City and contractual agreements with approximately 15 private power sources outside the City. At the present



time, the total capacity of the system is 500 Megawatts (MW). Of this total, the Glendale plant provides a maximum of 223 MW. Although 85 percent of the City's users are residential customers, they consume only 34.6 percent of all electrical power.

Electricity generated by the Glendale plant and outside sources is distributed to 13 substations throughout the City. To meet increased demand in some areas, the City alters the service area boundaries of substations to balance out the demand and capacity to suitable levels. This practice makes for efficient utilization of equipment and capacity. Where additional substation capacity is needed, additional equipment may be installed in an existing substation. Newly installed capacity may be used to provide relief to immediate surrounding areas or to other substation service areas.

At the present time, the neighborhoods on the eastern side of Glendale between Oakmont Country Club and Glendale Community College are being upgraded. Substation capacity additions are planned and budgeted for the Glorietta and Tropicco substations. These substation capacity improvements will enable the City to continue to provide efficient, reliable service for a considerable period of time.

In addition to the constraints of providing additional capacity to relieve overburdened substations, another potential constraint to development is the requirement that all new construction provide underground rather than overhead electrical service. This method of distribution is more reliable and more aesthetically pleasing. If underground substructure connections are not available, the developer pays the cost of installing the substructures. In all cases the developer pays the cost for installing the electrical cables and transformers necessary for the project. At this time, existing and planned substation capacity is adequate to serve all anticipated development.

The cost of providing electricity and infrastructure improvements is borne by every developer and is not considered a barrier to housing since the City is built-out and fees are charged on a fair share basis. However, a program has been added in the Eight Year Housing Plan to address providing a policy for connection priority for low income housing projects.

6.4.2 Water

The City of Glendale Water and Power's 2005 *Urban Water Management Plan* submitted to the Department of Water Resources in December 2005, provides an analysis of the water sources and planned future demand in Glendale. The *Urban Water Management Plan* growth projection includes growth based on existing General Plan land use designations and zoning which is consistent with the General Plan. A companion document entitled *Water Supply Evaluation for the Downtown Specific Plan* (DSP) was prepared in May 2006 to address specific findings for that project including anticipated housing capacity as provided in the DSP. Together, these documents demonstrate that Glendale anticipates adequate water capacity for the next 20 years to serve development potential anticipated under the General Plan, which covers the timeframe for this Housing Element. Since Glendale's General Plan land use designations and zoning are consistent and the adequate sites analysis demonstrates that zoning is adequate to accommodate Glendale's share of the regional need, the City's



existing and planned water capacity is anticipated to accommodate Glendale's share of regional housing need provided that the amount of allocation from MWD and other sources, and water system improvements described in the reports are met.

As noted in these water plan documents, a majority of the water used in the City (70 percent) is obtained from the Metropolitan Water District (MWD), with a lesser amount (30 percent) water being extracted from local ground and recycled water sources. MWD supplies are obtained from the Colorado River and from northern California. The City completed construction of an extensive recycled water distribution system to deliver treated wastewater from the Los Angeles- Glendale Water Reclamation Plant for landscape irrigation at cemeteries, golf courses, schools, parks and freeway medians. The City also operates the Glendale Water Treatment Plant that treats ground water contaminated in the past by heavy industry.

These water plan documents identify Glendale water system improvements necessary to assure the reliability and quality of water served. Such improvement include, but are not limited, to upgrades to Glendale's water distribution system by adding new water mains, pumping plants and reservoir facilities. Pumping stations improvements, installation of pressure reducing stations, groundwater extraction facility replacement, water system analysis (hydraulic modeling), water supervisory control and data acquisition system (SCADA) upgrades, MWD service connection upgrades and Los Angeles City Department of Water and Power interconnections are completed or presently in development. Major emphasis over the past few years has been given to water quality improvements to meet federal and state drinking water regulations, including development of new treatment technology for chromium 6, with a plan to have a complete treatment facility in place by the end of 2008. Additionally, the City is planning to increase water production in the Verdugo Basin by constructing a new well within the basin, currently in process. Glendale conservation efforts aimed at achieving voluntary water use reductions are also strategies to ensure adequate water service.

A copy of the Glendale *Urban Water Management Plan* can be obtained from the City of Glendale Department of Water and Power.

The cost of providing water infrastructure improvements to individual projects is borne by every developer and is not considered a barrier to housing since the City is built-out and fees are charged on a fair share basis. However, a program has been added in the Eight Year Housing Plan to address providing a policy for connection priority for low income housing projects.

6.4.3 Sewers

The City maintains a system of sanitary sewers within the City limits. The sewage system is in good condition and functions normally. In order to meet demands of new development, the City requires the developer to install new sewer pipes to serve the development and connect to the City's system.

A portion of the wastewater generated in the City is treated at the Los Angeles/Glendale Water Reclamation Plant. Reclaimed water from this facility is used by both the City of Glendale and the City of Los Angeles. The reclamation plant has a capacity of 20 million gallons per day (mgd). The sludge that is generated from the reclamation process is put into the North Outfall Sewer and conveyed to the Hyperion Treatment Plant in El Segundo. This



plant currently meets State and Federal standards for sludge disposal. Glendale owns 29 mgd capacity at the Hyperion plant and currently uses approximately 17 mgd, which is approximately 60 percent of its purchased capacity. As such, it is anticipated that existing sewage capacity will be adequate to accommodate future growth in Glendale.

Connection to sewers is not anticipated to be a barrier to housing since sewer capacity exists. Therefore, the cost of sewer connection is borne on a site by site basis for laterals and a developer would not be charged with expanding capacity citywide since such capacity already exists. The city has no citywide development fees for sewer expansion.

6.4.4 Streets

The City of Glendale is a built-out city, with the exception of some hillside properties. Many existing streets in the western and southern portions of the City are insufficiently wide. Many of these streets were designed to the standards prevalent in the early 1900's, largely accommodating single-family neighborhoods. Today, many of these streets are located in areas now zoned for higher density residential development. Where streets are 32 feet or less in width and where parking is permitted on both sides, the remaining roadway is difficult for travel in both directions, thus limiting accessibility to certain areas of the City and contributing to traffic congestion. The City's Circulation Element of the General Plan (1998) calls for the widening of these streets to 36 feet or the consideration of implementing parking restrictions.

In practice, the Engineering Department's policy is to require widening only when an entire street is being widened. This prevents disjointed patterns of street improvements and also reduces the cost of development. In an effort to ensure the development of safe and accessible travel in areas of residential growth, the City's Planning Division and Traffic Engineering Division of the Public Works Department review all large-scale projects on a case by case basis and require mitigation measures to limit traffic generation as needed.

Street improvement requirements are not a barrier to development since, for most residential developments, they are limited to replacing curb, gutter and walk on the property frontage or limited to street widening of less than eight feet when required for a typical street widening along an entire block, of which a developer would only pay a fair share proportion of the cost. The city has no development for citywide expansion of the street network.

6.4.5 Education

According to the Glendale Unified School District, although the District experienced significant overcrowding in the past, overcrowding is easing due to two reasons. School enrollment has been falling for several years and new classrooms were added to the district through new construction and by opening previously closed schools. Despite this, many schools are still near capacity. In addition, the current drop in enrollment may reverse itself in a few years if the population of the city continues to rise as projected.

As permitted under AB 2926, the Glendale School District levies developer fees on new construction at a rate of \$2.24-\$2.63 per square foot for residential development. A developer fee of \$0.31 per square foot of covered or enclosed space is also charged for new commercial or industrial construction. Other sources of funding for school construction are local general obligation bonds and the State Bond Fund. Even with these varied funding



sources, the School District believes that there may not be sufficient funds to adequately address the needs generated by the predicted population increase in the City. Future funding sources could include an increase in developer fees or the passage of additional bond issues.

6.5 MARKET CONSTRAINTS

The high cost of renting or buying adequate housing is the primary ongoing constraint to providing adequate housing in the City of Glendale. High development costs, land costs and financing constraints contribute to reduce the availability of affordable housing.

6.5.1 Land Costs

Land costs include the cost of raw land, site improvements, and all costs associated with obtaining government approvals. The limited supply of developable vacant land in Glendale has accounted for a steady increase in raw land costs.

Hillside properties usually require the purchase of large parcels of land which include steeply sloped, undevelopable areas, increasing the eventual per unit cost of the land. It is difficult to estimate an average range of costs of unsubdivided hillside land since a great number of variables affect the price, including, but not limited to, accessibility and needed public improvements.

Residential land in the developed areas of Glendale cost an average of \$80 - \$100 per square foot in 2007. Additional areas for residential development have been provided through changes in multi family zone district requirements and rezoning of certain areas to allow mixed-use development as described in other sections of this document. However, since most of these areas are infill locations additional costs related to relocation of existing businesses or residences, demolition of dilapidated or obsolete structures, and improvement of existing infrastructure to meet the needs of the new use do apply and may significantly increase costs above the purchase price.

6.5.2 Development Costs

Large scale multi-family residential development (both apartment rentals and condominiums for home ownership) with subterranean parking is a type of development that is increasing in Glendale in infill areas permitting higher density residential development. Parking costs are high at approximately \$80 per square foot due to the need to construct subterranean parking for this type of higher density development.

A review of a 2007 pro-forma for a proposed 30 unit rental development and a 60 unit home ownership condominium development meeting this description illustrates current cost levels. The total cost per unit for the rental development is estimated at \$465,000 per unit with a breakdown of cost components are described below. The pro-forma for the home ownership development per unit is representative of similar projects:

- \$309,000 for construction hard costs (of which \$55,000 is for subterranean parking);
- \$ 25,000 for financing costs;



- \$ 58,000 for other soft costs including insurance, title, legal, marketing, and developer fees (with developer fees at 15% of hard costs);
- \$ 12,550 for architectural design and engineering costs;
- \$ 7,500 for governmental fees; and
- \$ 53,000 for land acquisition costs.

Costs of materials rose rapidly from 2000–2004 due to competition for limited resources based upon increased demand for materials from China and increased demand from the Gulf Coast after Hurricane Katrina. In 2007 material costs appear to have stabilized.

6.5.3 Financing

The housing market rose rapidly from 2002–2006 in terms of number of home sales and sales prices. Some of these price increases were made possible through liberal underwriting requirements for home mortgage financing. Innovative mortgage financing also permitted liberal use of variable rate mortgage loans, no documentation loans, and more loans available for homes priced at “jumbo loan” prices. This allowed more home buyers to qualify for higher priced homes than in the past. In Glendale, this national trend resulted in increased median home sales prices for existing homes. In June 2003, the resale price of a median priced single family detached home was \$460,000 and the price of a median priced condominium was \$260,000. By June of 2006, prices had risen to \$760,500 for a median priced single family detached home and \$425,000 for a median priced condominium.

Since 2006, the trend has reversed. With increased foreclosures in the Southern California region resulting from home owners unable to sustain higher monthly payments, lenders have tightened up their underwriting and other financing requirements. Fewer home sales and falling sales prices in Glendale have resulted. Interest rates on loans, particularly variable rate loans, have increased resulting in higher monthly mortgage costs and loan defaults. In June 2007, the resale price of a median priced single family detached home had declined from the prior year to \$745,000 and the price of a median priced condominium was slightly higher than the prior year at \$465,000. The volume of sales has fallen significantly as it appears home sellers are not putting their homes on the market, if at all possible.

With a 5 percent down payment, a \$442,000 mortgage for a median priced condominium amortized over 30 years at an interest rate of 5.6 percent would result in monthly house payment of approximately \$3,320. A household would need an income of about \$115,000 in order to afford a median priced condominium in Glendale at June 2007 prices. Similar to many Southern California communities, the level of payment required to purchase the median priced home in Glendale eliminates low and moderate income (and even those at the Work Force housing income level up to 180% of Area Median Income) first-time homebuyers from the home purchasing market.



APPENDIX A

AVAILABLE SITES



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R1250-Zoned Available Sites

Zoning: R1250-High Density Residential

General Plan Designation: High Density

Parcel Number	Address	Existing DU	Additional DU Possible	Land Area (sq. ft.)	Land Use
5636014005	360 BURCHETT ST	1	5	8,300	Residential
5636014019	366 BURCHETT ST	2	5	9,649	Residential
5636013029	371 BURCHETT ST	3	3	8,298	Residential
5636015015	422 BURCHETT ST	1	5	8,490	Residential
5636015028	425 BURCHETT ST	1	5	7,636	Residential
5636015017	430 BURCHETT ST	1	5	8,280	Residential
5636015018	434 BURCHETT ST	1	5	8,280	Residential
5636015019	438 BURCHETT ST	1	5	8,280	Residential
5643014023	701 E CALIFORNIA AVE	3	3	8,634	Residential
5637006040	313 W CALIFORNIA AVE	1	4	6,900	Residential
5637006038	315 W CALIFORNIA AVE	1	4	6,900	Residential
5637006036	317 W CALIFORNIA AVE	1	4	6,900	Residential
5637007009	328 W CALIFORNIA AVE	2	3	6,974	Residential
5637006030	333 W CALIFORNIA AVE	2	3	6,874	Residential
5637006026	341 W CALIFORNIA AVE	1	4	6,900	Residential
5637006023	345 W CALIFORNIA AVE	2	3	6,874	Residential
5637007013	346 W CALIFORNIA AVE	2	3	6,974	Residential
5637007017	364 W CALIFORNIA AVE	1	4	7,000	Residential
5637006013	365 W CALIFORNIA AVE	1	4	6,900	Residential
5644016019	312 CAMERON PL A	2	3	7,497	Residential
5644015027	403 CAMERON PL	1	5	8,080	Residential
5644016027	408 CAMERON PL	2	3	7,244	Residential
5647015010	1130 CAMPBELL ST	2	10	15,250	Residential
5647003021	1108 N CENTRAL AVE	3	6	11,260	Residential
5633008027	1231 N CENTRAL AVE	1	5	7,800	Residential
5647001006	1304 N CENTRAL AVE	1	5	7,900	Residential
5647001009	1320 N CENTRAL AVE 000C	4	4	10,868	Residential
5647001010	1322 N CENTRAL AVE 8	3	5	10,820	Residential
5636004037	1038 N COLUMBUS AVE	2	4	8,703	Residential
5636001034	1151 N COLUMBUS AVE	3	3	8,485	Residential
5643005001	212 E DORAN ST	2	3	7,144	Residential
5637003029	350 W DORAN ST	1	5	7,900	Residential
5637003025	368 W DORAN ST	1	5	7,900	Residential
5637002018	373 W DORAN ST	1	4	6,700	Residential

R1250-Zoned Available Sites

Zoning: R1250—High Density Residential

General Plan Designation: High Density

Parcel Number	Address	Existing DU	Additional DU Possible	Land Area (sq. ft.)	Land Use
5633021017	1312 DOROTHY DR	1	8	11,340	Residential
5644011014	120 E DRYDEN ST	1	8	12,200	Residential
5644011015	204 E DRYDEN ST	3	4	9,997	Residential
5644010027	316 E DRYDEN ST	3	4	8,878	Residential
5644010026	320 E DRYDEN ST	3	4	8,878	Residential
5636011044	227 W DRYDEN ST	0	6	8,200	Vacant
5636004004	408 W DRYDEN ST	1	4	7,250	Residential
5636004007	420 W DRYDEN ST	1	4	7,250	Residential
5644015012	402 E FAIRVIEW AVE	1	5	7,976	Residential
5643015003	343 N HOWARD ST	2	3	7,497	Residential
5644020037	709 N HOWARD ST	2	3	6,800	Residential
5644020038	713 N HOWARD ST	1	8	11,626	Residential
5644020003	716 N HOWARD ST	1	4	7,200	Residential
5644020002	720 N HOWARD ST	1	4	7,200	Residential
5644020039	723 N HOWARD ST	1	4	7,200	Residential
5644020040	725 N HOWARD ST	1	4	7,200	Residential
5643015044	315 N ISABEL ST	1	4	7,497	Church
5643015042	317 N ISABEL ST	0	6	7,500	Church
5643015040	321 N ISABEL ST	0	6	7,500	Playground
5643015020	324 N ISABEL ST	2	3	7,497	Residential
5643015019	328 N ISABEL ST	1	5	7,500	Residential
5643013008	601 N ISABEL ST	1	5	8,640	Residential
5695004027	429 IVY ST	1	5	7,500	Residential
5695004026	433 IVY ST	2	3	7,497	Residential
5642017009	237 N JACKSON ST	1	5	7,500	Residential
5643015046	306 N JACKSON ST	2	3	7,497	Residential
5643008016	416 N JACKSON ST	2	3	7,497	Residential
5643008013	428 N JACKSON ST	2	3	7,497	Residential
5643008012	432 N JACKSON ST	1	5	7,500	Residential
5643008011	436 N JACKSON ST	1	5	7,500	Residential
5643017033	329 N KENWOOD ST	1	5	7,500	Residential
5643017032	333 N KENWOOD ST	2	3	7,497	Residential
5643006013	429 N KENWOOD ST	1	5	7,500	Residential
5643006012	503 N KENWOOD ST	2	3	7,497	Residential

R1250-Zoned Available Sites

Zoning: R1250—High Density Residential

General Plan Designation: High Density

Parcel Number	Address	Existing DU	Additional DU Possible	Land Area (sq. ft.)	Land Use
5643007004	534 N KENWOOD ST	1	5	7,500	Residential
5643007003	538 N KENWOOD ST	1	5	7,500	Residential
5643016045	608 N KENWOOD ST	2	3	7,196	Residential
5644017026	708 N KENWOOD ST	1	4	6,800	Residential
5644017025	712 N KENWOOD ST	1	4	6,800	Residential
5644017020	721 N KENWOOD ST	3	3	8,011	Residential
5637005005	310 W LEXINGTON DR	1	4	6,830	Residential
5637004007	315 W LEXINGTON DR	2	5	8,773	Residential
5637005007	316 W LEXINGTON DR	1	4	6,800	Residential
5637004008	317 W LEXINGTON DR	1	5	7,900	Residential
5637005009	320 W LEXINGTON DR	1	4	6,800	Residential
5637005011	324 W LEXINGTON DR	1	4	6,800	Residential
5637005015	332 W LEXINGTON DR	1	4	6,800	Residential
5637004014	343 W LEXINGTON DR 200	2	4	7,871	Residential
5637005023	348 W LEXINGTON DR	1	4	6,750	Residential
5637004015	349 W LEXINGTON DR	1	5	7,900	Residential
5637005025	352 W LEXINGTON DR	1	4	6,750	Residential
5637005027	356 W LEXINGTON DR	2	3	6,734	Residential
5637004018	359 W LEXINGTON DR	3	3	7,871	Residential
5637005031	364 W LEXINGTON DR	1	4	6,700	Residential
5637005033	368 W LEXINGTON DR	2	3	6,704	Residential
5637005035	372 W LEXINGTON DR	1	4	6,700	Residential
5643019003	339 N LOUISE ST	3	3	7,571	Residential
5643018025	625 N LOUISE ST	0	5	7,148	Vacant
5643005032	400 N MARYLAND AVE	1	7	10,725	Residential
5643005029	416 N MARYLAND AVE	1	4	7,150	Residential
5643005017	528 N MARYLAND AVE	1	4	7,150	Residential
5643005015	536 N MARYLAND AVE	2	3	7,144	Residential
5643005013	546 N MARYLAND AVE	2	3	7,144	Residential
5647009025	1100 N MARYLAND AVE	2	3	7,292	Residential
5647009024	1104 N MARYLAND AVE	2	3	7,292	Residential
5647009023	1108 N MARYLAND AVE	2	3	7,292	Residential
5647009021	1116 N MARYLAND AVE	2	3	7,292	Residential
5647004019	1133 N MARYLAND AVE	2	3	6,787	Residential

R1250-Zoned Available Sites

Zoning: R1250-High Density Residential

General Plan Designation: High Density

Parcel Number	Address	Existing DU	Additional DU Possible	Land Area (sq. ft.)	Land Use
5636007021	1029 MELROSE AVE	2	4	8,599	Residential
5636010021	1113 MELROSE AVE 3	3	3	8,599	Residential
5636011033	1128 MELROSE AVE	3	4	9,718	Residential
5636010027	1137 MELROSE AVE	1	5	8,600	Residential
5636010029	1145 MELROSE AVE	3	3	8,599	Residential
5636011002	1146 MELROSE AVE	1	5	8,100	Residential
5637003011	333 MILFORD ST	3	3	7,871	Residential
5637004033	338 MILFORD ST	3	3	7,871	Residential
5637003012	339 MILFORD ST	1	5	7,900	Residential
5637004032	344 MILFORD ST	1	5	7,900	Residential
5637003014	347 MILFORD ST	2	4	7,871	Residential
5637003015	349 MILFORD ST	2	4	7,871	Residential
5637004029	356 MILFORD ST	2	4	7,871	Residential
5637004028	358 MILFORD ST	1	5	7,900	Residential
5637004027	364 MILFORD ST	3	3	7,871	Residential
5637004026	368 MILFORD ST	1	5	7,900	Residential
5637003020	369 MILFORD ST	3	3	7,871	Residential
5637003021	373 MILFORD ST	2	4	7,871	Residential
5637003022	377 MILFORD ST	2	4	7,871	Residential
5637006033	324 MYRTLE ST	2	3	6,874	Residential
5637005012	325 MYRTLE ST	2	3	6,747	Residential
5637005014	331 MYRTLE ST	1	4	6,750	Residential
5637006041	342 MYRTLE ST	1	4	6,900	Residential
5637006022	344 MYRTLE ST	1	4	6,900	Residential
5637006020	350 MYRTLE ST	1	4	6,900	Residential
5637005026	353 MYRTLE ST	2	3	6,747	Residential
5637005028	357 MYRTLE ST	2	3	6,747	Residential
5637005030	361 MYRTLE ST	1	4	6,750	Residential
5637005032	365 MYRTLE ST	1	4	6,750	Residential
5636001026	413 PALM DR	1	4	7,000	Residential
5636001018	433 PALM DR	2	3	6,996	Residential
5636003012	440 PALM DR	1	4	7,000	Residential
5636001014	451 PALM DR	1	4	7,000	Residential
5637002040	324 PIONEER DR	1	5	8,298	Residential

R1250-Zoned Available Sites

Zoning: R1250—High Density Residential

General Plan Designation: High Density

Parcel Number	Address	Existing DU	Additional DU Possible	Land Area (sq. ft.)	Land Use
5637002038	332 PIONEER DR	1	5	8,300	Residential
5637002037	336 PIONEER DR	2	4	8,298	Residential
5637002036	338 PIONEER DR	1	5	8,300	Residential
5637002035	346 PIONEER DR	1	5	8,300	Residential
5637002034	350 PIONEER DR	2	4	8,298	Residential
5637002033	352 PIONEER DR	1	5	8,300	Residential
5637007033	335 SALEM ST	1	4	7,000	Residential
5637007031	343 SALEM ST	1	4	7,000	Residential
5637007030	345 SALEM ST	2	3	6,974	Residential
5637008010	348 SALEM ST	1	4	7,000	Residential
5637008012	354 SALEM ST	1	4	7,000	Residential
5637008013	360 SALEM ST	1	4	7,000	Residential
5636007002	1006 SAN RAFAEL AVE	3	3	8,599	Residential
5636007003	1008 SAN RAFAEL AVE	2	4	8,599	Residential
5636007008	1028 SAN RAFAEL AVE	3	3	8,599	Residential
5636010003	1102 SAN RAFAEL AVE	1	4	7,200	Residential
5636010013	1144 SAN RAFAEL AVE	3	3	8,599	Residential
5636008004	1151 SAN RAFAEL AVE	3	4	9,997	Residential
5636008003	1153 SAN RAFAEL AVE	1	7	10,000	Residential
5636001033	410 W STOCKER ST	2	3	6,900	Residential
5633010020	1211 VIOLA AVE	1	5	8,100	Residential
5633010020	1211 VIOLA AVE	1	5	8,100	Residential
5633009005	1212 VIOLA AVE	1	5	7,500	Residential
5633008013	1231 VIOLA AVE	2	4	8,098	Residential
5633008014	1237 VIOLA AVE	3	3	8,098	Residential
5637009026	326 W WILSON AVE	2	5	9,762	Residential
5637009019	354 W WILSON AVE	1	6	9,750	Residential
5637008025	361 W WILSON AVE	1	4	7,000	Residential
5637008024	363 W WILSON AVE	1	4	7,000	Residential
Total properties:	165	Total existing and addl. units:			
		259	688		

R1650-Zoned Available Sites

Zoning: R1650--Medium High Density Residential

General Plan Designation: Medium High Density Residential

Parcel Number	Address	Existing DU	Additional DU Possible	Land Area (sq. ft.)	Land Use
5675028003	611 E ACACIA AVE	2	3	8,472	Residential
5675028004	615 E ACACIA AVE	2	3	8,398	Residential
5675028005	619 E ACACIA AVE	2	2	7,497	Residential
5675028006	623 E ACACIA AVE	1	3	7,500	Residential
5675028007	625 E ACACIA AVE	1	3	7,500	Residential
5675029022	705 E ACACIA AVE	2	4	10,215	Residential
5676005005	722 E ACACIA AVE	1	4	8,250	Residential
5676005004	724 E ACACIA AVE	2	2	8,246	Residential
5676005003	726 E ACACIA AVE	1	4	8,250	Residential
5675030034	1005 E ACACIA AVE	1	3	8,131	Residential
5675030001	1015 E ACACIA AVE	1	4	8,526	Residential
5641018013	126 W ACACIA AVE	1	3	6,750	Residential
5674003021	131 N ADAMS ST	2	4	10,542	Residential
5645015011	232 N ADAMS ST	1	3	7,550	Residential
5645017005	237 N ADAMS ST	1	3	6,750	Residential
5645013024	320 N ADAMS ST	2	2	8,028	Residential
5645013001	324 N ADAMS ST	3	3	9,997	Residential
5645013005	342 N ADAMS ST	1	3	6,750	Residential
5645001003	511 N ADAMS ST	2	2	7,579	Residential
5645001023	521 N ADAMS ST	2	5	12,689	Residential
5645001022	525 N ADAMS ST	1	6	12,900	Residential
5645001019	545 N ADAMS ST	1	6	12,740	Residential
5674003017	115 S ADAMS ST	1	3	8,000	Residential
5675022005	813 S ADAMS ST	2	3	8,333	Residential
5675022006	817 S ADAMS ST	1	4	8,350	Residential
5676003002	1001 S ADAMS ST	3	4	12,471	Residential
5676003019	1011 S ADAMS ST	1	9	16,936	Church
5645026008	1329 BARRINGTON WAY	2	2	7,680	Residential
5645017023	206 N BELMONT ST	1	3	7,500	Residential
5645017006	236 N BELMONT ST	1	3	7,500	Residential
5645018007	237 N BELMONT ST	1	3	7,500	Residential
5645017003	240 N BELMONT ST	1	3	7,500	Residential
5676008018	1009 BOYNTON ST	1	3	7,040	Residential
5676008022	1023 BOYNTON ST	1	4	9,000	Residential

R1650-Zoned Available Sites

Zoning: R1650--Medium High Density Residential

General Plan Designation: Medium High Density Residential

Parcel Number	Address	Existing DU	Additional DU Possible	Land Area (sq. ft.)	Land Use
5645013018	1105 E CALIFORNIA AVE	2	2	7,497	Residential
5645015002	1108 E CALIFORNIA AVE	2	2	7,823	Residential
5645015008	1112 E CALIFORNIA AVE	2	2	7,797	Residential
5645015003	1116 E CALIFORNIA AVE	1	3	6,950	Residential
5645015023	1142 E CALIFORNIA AVE	1	3	6,900	Residential
5645013016	1147 E CALIFORNIA AVE	1	4	8,350	Residential
5645003064	1228 E CALIFORNIA AVE	2	2	6,850	Residential
5637018017	415 W CALIFORNIA AVE	2	2	6,874	Residential
5637017005	416 W CALIFORNIA AVE	1	3	7,000	Residential
5637017008	434 W CALIFORNIA AVE	2	2	6,974	Residential
5637017009	436 W CALIFORNIA AVE	1	3	7,700	Residential
5637017011	444 W CALIFORNIA AVE	2	2	6,974	Residential
5637017012	448 W CALIFORNIA AVE	2	2	6,974	Residential
5637017014	460 W CALIFORNIA AVE	2	2	6,974	Residential
5674004010	126 N CEDAR ST	2	2	7,500	Residential
5645018026	204 N CEDAR ST	2	2	7,497	Residential
5645010011	337 N CEDAR ST	1	5	10,500	Residential
5645010030	345 N CEDAR ST	1	4	9,095	Residential
5641010004	314 E CHESTNUT ST	1	4	8,680	Residential
5641010005	316 E CHESTNUT ST	1	4	8,680	Residential
5641005020	317 E CHESTNUT ST	2	3	8,677	Residential
5641007016	119 W CHESTNUT ST	2	3	8,747	Residential
5641007021	213 W CHESTNUT ST	1	4	8,680	Residential
5641007022	215 W CHESTNUT ST	0	5	8,680	Vacant
5676004005	815 E CHEVY CHASE DR	1	6	13,133	Residential
5676004012	825 E CHEVY CHASE DR	2	3	9,405	Residential
5676016013	1010 E CHEVY CHASE DR	2	3	9,583	Residential
5645004050	328 N CHEVY CHASE DR	1	4	8,990	Residential
5645014030	337 N CHEVY CHASE DR	1	3	6,720	Residential
5645006045	1127 E DORAN ST	2	3	9,309	Residential
5637022016	411 W DORAN ST	2	7	15,786	School
5641002008	208 W ELK AVE	2	2	7,248	Residential
5674005009	128 N EVERETT ST	1	3	7,500	Residential
5645020012	215 N EVERETT ST	2	2	7,157	Residential

R1650-Zoned Available Sites

Zoning: R1650--Medium High Density Residential

General Plan Designation: Medium High Density Residential

Parcel Number	Address	Existing DU	Additional DU Possible	Land Area (sq. ft.)	Land Use
5675025019	537 E GARFIELD AVE	2	2	7,318	Residential
5675024009	631 E GARFIELD AVE	2	3	8,520	Residential
5675029020	700 E GARFIELD AVE	1	4	9,240	Residential
5675029009	812 E GARFIELD AVE B	2	2	8,115	Residential
5675022035	831 E GARFIELD AVE	2	3	8,838	Residential
5675022034	901 E GARFIELD AVE	1	3	6,850	Residential
5675022031	913 E GARFIELD AVE	1	4	8,800	Residential
5641017005	126 W GARFIELD AVE	1	3	6,900	Residential
5641017007	200 W GARFIELD AVE	1	3	6,900	Residential
5641014013	203 W GARFIELD AVE	1	3	7,000	Residential
5641017008	210 W GARFIELD AVE	1	3	6,900	Residential
5641014011	211 W GARFIELD AVE	1	3	7,000	Residential
5634013020	543 GLENWOOD RD	1	3	6,856	Residential
5634015012	552 GLENWOOD RD	1	4	9,150	Residential
5634015006	612 GLENWOOD RD	2	2	7,497	Residential
5634015003	624 GLENWOOD RD	2	2	7,497	Residential
5610024049	2760 HERMOSA AVE	1	5	10,200	Residential
5610016052	2810 HERMOSA AVE	1	3	7,150	Residential
5610016049	2820 HERMOSA AVE	1	3	7,722	Residential
5645009013	921 E LEXINGTON DR	1	3	6,750	Residential
5645009014	925 E LEXINGTON DR	2	2	6,750	Residential
5645009018	1003 E LEXINGTON DR	2	2	6,747	Residential
5645009019	1007 E LEXINGTON DR	1	3	6,750	Residential
5645009020	1011 E LEXINGTON DR	1	3	6,750	Residential
5645009021	1015 E LEXINGTON DR	2	2	6,747	Residential
5645009022	1021 E LEXINGTON DR	2	2	6,747	Residential
5645013007	1112 E LEXINGTON DR	1	3	6,695	Residential
5645005005	1219 E LEXINGTON DR	1	3	6,860	Residential
5645005009	1235 E LEXINGTON DR	1	3	7,800	Residential
5645014041	1236 E LEXINGTON DR	3	3	10,812	Residential
5645005012	1243 E LEXINGTON DR	2	2	7,714	Residential
5645005015	1307 E LEXINGTON DR	1	3	7,800	Residential
5645005016	1309 E LEXINGTON DR	1	3	7,800	Residential
5637019020	406 W LEXINGTON DR	1	3	6,700	Residential

R1650-Zoned Available Sites

Zoning: R1650--Medium High Density Residential

General Plan Designation: Medium High Density Residential

Parcel Number	Address	Existing DU	Additional DU Possible	Land Area (sq. ft.)	Land Use
5637019044	412 W LEXINGTON DR	1	3	6,700	Residential
5637019015	416 W LEXINGTON DR	1	3	6,700	Residential
5637020025	419 W LEXINGTON DR	2	2	7,248	Residential
5637020026	421 W LEXINGTON DR	1	3	7,250	Residential
5637020027	423 W LEXINGTON DR	2	2	7,248	Residential
5637020030	439 W LEXINGTON DR	2	2	7,248	Residential
5637019009	440 W LEXINGTON DR	1	3	6,700	Residential
5637019008	444 W LEXINGTON DR	1	3	6,700	Residential
5637019006	454 W LEXINGTON DR	1	3	6,700	Residential
5637019042	458 W LEXINGTON DR	1	3	6,700	Residential
5637019003	460 W LEXINGTON DR	1	3	6,700	Residential
5637019001	468 W LEXINGTON DR	1	3	6,700	Residential
5637020038	471 W LEXINGTON DR	1	3	7,200	Grocery store
5641003007	209 E LOMITA AVE	1	6	12,336	Church
5641005012	329 E LOMITA AVE	1	3	7,668	Residential
5641007007	116 W LOMITA AVE	1	4	8,680	Residential
5641007006	122 W LOMITA AVE	1	4	8,680	Residential
5641007005	126 W LOMITA AVE	1	9	17,498	Residential
5641011005	716 S LOUISE ST	1	3	7,090	Residential
5641011007	724 S LOUISE ST	1	3	7,130	Residential
5641011008	726 S LOUISE ST	2	2	7,148	Residential
5641012027	731 S LOUISE ST	2	2	7,436	Residential
5641012026	735 S LOUISE ST	2	2	7,227	Residential
5640011031	131 MAGNOLIA AVE	2	2	7,497	Residential
5641009019	119 E MAPLE ST	1	4	8,680	Residential
5641009016	205 E MAPLE ST	2	3	8,747	Residential
5641008020	131 W MAPLE ST	1	4	8,680	Residential
5675025014	826 MARIPOSA ST	1	3	7,400	Residential
5676008006	1014 MARIPOSA ST	2	2	7,423	Residential
5676008007	1018 MARIPOSA ST	2	2	7,423	Residential
5676009010	1021 MARIPOSA ST	1	3	6,699	Residential
5676009009	1023 MARIPOSA ST	1	3	7,026	Residential
5676008008	1024 MARIPOSA ST	2	2	7,423	Residential
5676008009	1028 MARIPOSA ST	1	3	6,750	Residential

R1650-Zoned Available Sites

Zoning: R1650--Medium High Density Residential

General Plan Designation: Medium High Density Residential

Parcel Number	Address	Existing DU	Additional DU Possible	Land Area (sq. ft.)	Land Use
5641012021	718 S MARYLAND AVE	3	5	13,430	Residential
5641012022	722 S MARYLAND AVE	1	3	7,969	Residential
5641012019	725 S MARYLAND AVE	1	3	7,500	Residential
5641012018	727 S MARYLAND AVE	1	3	7,500	Residential
5641012025	738 S MARYLAND AVE	1	3	7,310	Residential
5637020058	410 MILFORD ST	3	5	14,501	Residential
5637020013	424 MILFORD ST	2	2	7,248	Residential
5637020012	430 MILFORD ST	2	2	7,248	Residential
5637020011	434 MILFORD ST	1	3	7,250	Residential
5637020006	452 MILFORD ST	1	3	7,250	Residential
5637020005	456 MILFORD ST	2	2	7,248	Residential
5637021012	459 MILFORD ST	1	3	7,250	Residential
5637020004	460 MILFORD ST	1	3	7,250	Residential
5637021013	465 MILFORD ST	1	3	7,200	Residential
5637021014	467 MILFORD ST	1	3	7,200	Residential
5610022074	2720 MONTROSE AVE	1	4	8,324	Church
5610019036	2824 MONTROSE AVE	1	7	13,940	Residential
5610008026	3000 MONTROSE AVE	1	4	9,830	Residential
5637019025	405 MYRTLE ST	1	3	6,750	Residential
5637019027	415 MYRTLE ST	1	3	6,750	Residential
5637018034	416 MYRTLE ST	1	3	6,750	Residential
5637019028	417 MYRTLE ST	2	2	6,747	Residential
5637019029	421 MYRTLE ST	2	2	6,747	Residential
5637018031	428 MYRTLE ST	2	2	6,747	Residential
5637018030	432 MYRTLE ST	1	3	6,750	Residential
5637019034	441 MYRTLE ST	2	2	6,747	Residential
5637019038	461 MYRTLE ST	2	2	6,747	Residential
5637019039	463 MYRTLE ST	1	3	6,750	Residential
5637019040	465 MYRTLE ST	1	3	6,750	Residential
5640012016	1241 S ORANGE ST	2	3	8,499	Residential
5634013012	1301 N PACIFIC AVE	3	3	10,698	Residential
5676011010	513 E PALMER AVE	1	3	6,900	Residential
5676012010	541 E PALMER AVE	1	3	6,900	Residential
5676014009	715 E PALMER AVE	2	2	7,523	Residential

R1650-Zoned Available Sites

Zoning: R1650--Medium High Density Residential

General Plan Designation: Medium High Density Residential

Parcel Number	Address	Existing DU	Additional DU Possible	Land Area (sq. ft.)	Land Use
5640010019	205 W PALMER AVE	1	4	9,300	Residential
5645008015	421 PIEDMONT AVE	1	3	6,620	Residential
5610022047	2677 PIEDMONT AVE	1	4	8,900	Residential
5610023058	2700 PIEDMONT AVE	3	3	10,389	Residential
5610022044	2709 PIEDMONT AVE	2	9	19,267	Residential
5610022043	2715 PIEDMONT AVE	2	9	19,267	Residential
5610023061	2726 PIEDMONT AVE	3	8	19,267	Residential
5610023063	2738 PIEDMONT AVE	3	8	19,267	Residential
5610017030	2810 PIEDMONT AVE	1	4	9,266	Residential
5637010026	409 PIONEER DR	2	2	7,675	Residential
5637022028	430 PIONEER DR	1	4	9,300	Residential
5610012021	4024 RAMSDELL AVE	1	3	6,886	Residential
5610012020	4030 RAMSDELL AVE	1	3	7,733	Residential
5637016002	406 SALEM ST	1	3	7,000	Residential
5637017034	409 SALEM ST	2	2	6,974	Residential
5637017033	415 SALEM ST	1	3	7,000	Residential
5637017031	421 SALEM ST	1	3	7,000	Residential
5637017030	425 SALEM ST	1	3	7,000	Residential
5637017029	427 SALEM ST	1	3	7,000	Residential
5637016008	428 SALEM ST	2	2	6,974	Residential
5637016010	436 SALEM ST	2	2	6,974	Residential
5637016011	440 SALEM ST	1	3	7,000	Residential
5637017026	441 SALEM ST	1	3	7,000	Residential
5637017025	443 SALEM ST	1	3	7,000	Residential
5637016012	444 SALEM ST	1	3	7,000	Residential
5637017024	449 SALEM ST	1	3	7,000	Residential
5637016014	452 SALEM ST	1	3	7,000	Residential
5637017022	459 SALEM ST	1	3	7,000	Residential
5637017021	463 SALEM ST	1	3	7,000	Residential
5637017020	465 SALEM ST	1	3	7,000	Residential
5634026023	537 SOUTH ST	2	2	6,647	Residential
5634025034	595 SOUTH ST	1	3	7,550	Residential
5645016007	1100 STANLEY AVE	1	3	6,865	Residential
5645016011	1118 STANLEY AVE	1	3	6,900	Residential

R1650-Zoned Available Sites

Zoning: R1650--Medium High Density Residential

General Plan Designation: Medium High Density Residential

Parcel Number	Address	Existing DU	Additional DU Possible	Land Area (sq. ft.)	Land Use
5645016012	1120 STANLEY AVE	1	3	6,900	Residential
5645016028	1128 STANLEY AVE	1	3	7,182	Residential
5645021011	1300 STANLEY AVE	2	2	6,874	Residential
5645003055	1315 STANLEY AVE	1	3	6,900	Residential
5645021006	1326 STANLEY AVE	2	3	8,782	Residential
5634015024	609 W STOCKER ST	1	4	9,150	Residential
5634025006	618 W STOCKER ST	2	2	7,523	Residential
5674005001	822 E WILSON AVE	1	4	9,450	Residential
5645016004	1111 E WILSON AVE	2	2	6,922	Residential
5645028003	1230 E WILSON AVE	2	2	7,497	Residential
5645026022	1312 E WILSON AVE	2	2	7,183	Residential
5645026004	1316 E WILSON AVE	1	3	7,200	Residential
5637016034	415 W WILSON AVE	1	3	7,000	Residential
5637016033	419 W WILSON AVE	1	3	7,000	Residential
5637016031	425 W WILSON AVE	2	2	6,974	Residential
5637016030	429 W WILSON AVE	2	2	6,974	Residential
5637015013	430 W WILSON AVE	1	4	8,900	Residential
5637015012	432 W WILSON AVE	1	4	8,900	Residential
5637016027	443 W WILSON AVE	1	3	7,000	Residential
5637015009	444 W WILSON AVE	1	4	8,900	Residential
5637015007	452 W WILSON AVE	1	4	8,900	Residential
5637015005	460 W WILSON AVE	2	3	8,886	Residential
5637016021	467 W WILSON AVE	1	3	7,000	Residential
5675025006	510 E WINDSOR RD	1	4	8,950	Residential
5675025022	534 E WINDSOR RD	1	5	11,277	Residential
5675024008	700 E WINDSOR RD	2	3	9,148	Residential
5675023005	816 E WINDSOR RD	2	2	8,141	Residential
5675022040	904 E WINDSOR RD	2	2	7,845	Residential
5675022045	1008 E WINDSOR RD	2	2	8,246	Residential
5641014024	200 W WINDSOR RD	1	3	6,996	Residential
5641013032	201 W WINDSOR RD	2	2	7,013	Residential
5641014026	210 W WINDSOR RD	2	2	6,996	Residential
5641013038	211 W WINDSOR RD	0	5	8,817	Vacant
5641014028	218 W WINDSOR RD	1	3	7,000	Residential

R1650-Zoned Available Sites

Zoning: R1650--Medium High Density Residential

General Plan Designation: Medium High Density Residential

Parcel Number	Address	Existing DU	Additional DU Possible	Land Area (sq. ft.)	Land Use
Total properties:	238	Total existing and addl. units:			
		338	755		

R2250-Zoned Available Sites

Zoning: R2250--Medium Density Residential

General Plan Designation: Medium Density Residential

Parcel Number	Address	Existing DU	Additional DU Possible	Land Area (sq. ft.)	Land Use
5623001015	1313 5TH ST	1	2	7,780	Residential
5623005017	1412 5TH ST	1	2	8,750	Residential
5623005037	1414 5TH ST	0	12	27,504	Vacant
5623005012	1422 W 5TH ST	0	3	7,497	Vacant
5641016027	211 E ACACIA AVE	2	2	9,034	Residential
5641016024	219 E ACACIA AVE 221	2	2	9,034	Residential
5675031010	1115 E ACACIA AVE	1	2	7,875	Residential
5675031011	1119 E ACACIA AVE	1	2	7,875	Residential
5696025036	316 W ACACIA AVE	1	2	6,750	Residential
5696024021	321 W ACACIA AVE	1	2	7,560	Residential
5696024022	325 W ACACIA AVE	1	2	7,000	Residential
5696025020	332 W ACACIA AVE	1	2	6,750	Residential
5696024024	333 W ACACIA AVE	1	2	7,000	Residential
5696025018	340 W ACACIA AVE	1	2	6,750	Residential
5696024030	357 W ACACIA AVE	1	2	7,000	Residential
5696022014	423 W ACACIA AVE	0	2	5,902	Vacant
5674011025	139 N ADAMS ST	1	2	7,500	Residential
5646024015	719 N ADAMS ST	1	2	7,680	Residential
5646023008	720 N ADAMS ST	1	2	7,100	Residential
5674011024	137 S ADAMS ST	1	2	7,497	Residential
5674031001	414 S ADAMS ST	1	2	7,742	Residential
5674031003	422 S ADAMS ST	1	2	7,426	Residential
5674031004	426 S ADAMS ST	1	2	7,423	Residential
5675012013	709 S ADAMS ST	1	2	7,700	Residential
5675019003	737 S ADAMS ST	1	2	7,500	Residential
5675031903	914 S ADAMS ST	1	2	6,800	Residential
5621031005	1120 ALAMEDA AVE	1	2	7,850	Residential
5621028014	1129 ALAMEDA AVE	1	2	7,350	Residential
5621029023	1145 ALAMEDA AVE	1	2	7,350	Residential
5624009005	1022 ALLEN AVE	1	2	8,250	Residential
5624009004	1026 ALLEN AVE	1	2	8,250	Residential
5624009002	1034 ALLEN AVE	1	2	8,250	Residential
5624010009	1062 ALLEN AVE	1	1	6,600	Residential
5624008028	1063 ALLEN AVE	1	2	7,850	Residential

R2250-Zoned Available Sites

Zoning: R2250--Medium Density Residential

General Plan Designation: Medium Density Residential

Parcel Number	Address	Existing DU	Additional DU Possible	Land Area (sq. ft.)	Land Use
5624008029	1065 ALLEN AVE	1	2	7,850	Residential
5624010007	1070 ALLEN AVE	1	1	6,600	Residential
5621039017	1140 ALLEN AVE	1	1	6,680	Residential
5621037020	1163 ALLEN AVE	1	1	6,680	Residential
5606011041	3244 ALTURA AVE	1	3	9,220	Residential
5606011063	3250 ALTURA AVE	1	3	10,668	Residential
5606011064	3250 ALTURA AVE	1	2	7,767	Residential
5674011016	130 S BELMONT ST	1	2	7,500	Residential
5674011028	142 S BELMONT ST	1	2	7,924	Residential
5675002013	514 S BELMONT ST	1	2	7,000	Residential
5675009012	524 S BELMONT ST	1	1	6,615	Residential
5675008033	525 S BELMONT ST	1	2	7,700	Residential
5676024006	1220 BOYNTON ST	2	2	10,790	Residential
5676024007	1222 BOYNTON ST	1	3	10,930	Residential
5676026009	1233 BOYNTON ST	1	4	12,770	Residential
5676027004	1263 BOYNTON ST	1	3	9,050	Residential
5676025023	1276 BOYNTON ST	2	7	20,469	Residential
5676027031	1277 BOYNTON ST	2	2	10,829	Residential
5676027009	1285 BOYNTON ST	1	2	8,290	Residential
5676025025	1286 BOYNTON ST	2	4	13,678	Residential
5676027010	1289 BOYNTON ST	1	2	8,276	Residential
5647006017	1328 N BRAND BLVD	0	14	33,689	Church
5613006017	2016 BROADVIEW DR A	1	1	6,700	Residential
5613006010	2020 BROADVIEW DR	1	2	7,100	Residential
5613006009	2024 BROADVIEW DR	1	2	7,070	Residential
5613006008	2030 BROADVIEW DR	2	2	10,149	Residential
5613027002	2300 BROADVIEW DR	2	4	13,800	Residential
5645025006	1411 E BROADWAY	1	2	7,500	Residential
5645023004	1521 E BROADWAY	1	3	11,231	Residential
5680025031	1534 E BROADWAY	1	2	7,500	Residential
5645002047	1405 E CALIFORNIA AVE	1	2	7,440	Residential
5645002057	1416 E CALIFORNIA AVE	1	2	7,320	Residential
5638001041	506 W CALIFORNIA AVE	1	1	6,720	Residential
5638001040	508 W CALIFORNIA AVE	1	1	6,720	Residential

R2250-Zoned Available Sites

Zoning: R2250--Medium Density Residential

General Plan Designation: Medium Density Residential

Parcel Number	Address	Existing DU	Additional DU Possible	Land Area (sq. ft.)	Land Use
5637011057	515 W CALIFORNIA AVE	1	2	8,413	Residential
5638001053	524 W CALIFORNIA AVE	1	2	7,000	Residential
5637011059	537 W CALIFORNIA AVE	1	3	9,100	Church
5638016004	605 W CALIFORNIA AVE	1	1	6,700	Residential
5638015042	606 W CALIFORNIA AVE	1	2	7,000	Residential
5638016005	609 W CALIFORNIA AVE	1	1	6,700	Residential
5638015043	610 W CALIFORNIA AVE	1	2	7,000	Residential
5638016011	629 W CALIFORNIA AVE	2	2	9,344	Residential
5638016012	633 W CALIFORNIA AVE A	2	2	9,365	Residential
5638016016	649 W CALIFORNIA AVE	1	2	8,316	Residential
5638019032	652 W CALIFORNIA AVE	0	2	5,536	Vacant
5638020038	239 CHESTER ST	1	2	7,544	Residential
5638017003	405 CHESTER ST	1	2	6,944	Residential
5638017001	411 CHESTER ST	1	2	6,944	Residential
5638010026	615 CHESTER ST	1	4	12,628	Residential
5675004025	607 E CHESTNUT ST	1	2	7,000	Residential
5675007004	610 E CHESTNUT ST	1	2	7,000	Residential
5675004024	611 E CHESTNUT ST	1	2	7,000	Residential
5675007005	614 E CHESTNUT ST	1	2	6,996	Residential
5675004021	623 E CHESTNUT ST	1	2	7,420	Residential
5675004019	627 E CHESTNUT ST	1	2	7,000	Residential
5675007009	630 E CHESTNUT ST	1	2	7,000	Residential
5675007012	704 E CHESTNUT ST	1	2	7,000	Residential
5675004016	705 E CHESTNUT ST	0	3	7,000	Vacant
5675003022	731 E CHESTNUT ST	1	2	7,000	Residential
5675008011	810 E CHESTNUT ST 1	3	3	13,996	Residential
5675008012	812 E CHESTNUT ST	1	2	7,000	Residential
5675008013	816 E CHESTNUT ST	1	2	7,000	Residential
5675003017	817 E CHESTNUT ST	1	2	7,000	Residential
5675008014	822 E CHESTNUT ST	1	4	11,587	Residential
5675008015	826 E CHESTNUT ST	1	2	7,000	Residential
5675001015	1115 E CHESTNUT ST	1	2	8,246	Residential
5675001020	1135 E CHESTNUT ST	1	2	6,750	Residential
5675001021	1137 E CHESTNUT ST	1	1	6,747	Residential

R2250-Zoned Available Sites

Zoning: R2250--Medium Density Residential

General Plan Designation: Medium Density Residential

Parcel Number	Address	Existing DU	Additional DU Possible	Land Area (sq. ft.)	Land Use
5665021005	1900 E CHEVY CHASE DR	2	2	9,396	Residential
5665018046	1905 E CHEVY CHASE DR	1	2	7,500	Residential
5665021029	1918 E CHEVY CHASE DR	2	2	9,692	Residential
5680005008	220 S CHEVY CHASE DR	1	1	6,700	Residential
5696010029	509 S COLUMBUS AVE	1	5	15,416	Church
5638020036	240 CONCORD ST	1	2	7,360	Residential
5638018005	345 CONCORD ST	1	1	6,720	Residential
5638018003	405 CONCORD ST	2	2	10,398	Residential
5638009008	517 CONCORD ST	1	2	7,500	Residential
5638009012	533 CONCORD ST	1	2	7,500	Residential
5652018015	1801 CRESTMONT CT	2	2	10,006	Residential
5676027013	501 E CYPRESS ST	1	2	7,880	Residential
5676027011	511 E CYPRESS ST	1	3	9,357	Residential
5640005027	327 W CYPRESS ST	1	2	7,497	Residential
5638009014	734 W DORAN ST	1	2	7,000	Residential
5665021014	1904 EDEN AVE	1	2	7,000	Residential
5674027005	528 E ELK AVE	1	2	6,750	Residential
5674027007	536 E ELK AVE	1	2	6,750	Residential
5674025027	607 E ELK AVE	1	2	6,750	Residential
5674028032	620 E ELK AVE	1	2	6,750	Residential
5674025018	637 E ELK AVE	1	2	6,750	Residential
5674028008	702 E ELK AVE	1	2	6,750	Residential
5674024007	801 E ELK AVE	1	2	8,100	Residential
5674024006	807 E ELK AVE	1	2	6,750	Residential
5674024019	815 E ELK AVE	1	2	6,750	Residential
5674024018	817 E ELK AVE	1	2	6,750	Residential
5674024017	819 E ELK AVE	1	2	6,750	Residential
5674029013	824 E ELK AVE	1	2	6,750	Residential
5674023017	907 E ELK AVE	1	2	6,750	Residential
5674023014	919 E ELK AVE	1	1	6,747	Residential
5674023010	1009 E ELK AVE	1	2	6,750	Residential
5674022011	1141 E ELK AVE	1	1	6,720	Residential
5624005022	1016 ELM AVE	1	2	7,850	Residential
5624005027	1020 ELM AVE	1	2	7,850	Residential

R2250-Zoned Available Sites

Zoning: R2250--Medium Density Residential

General Plan Designation: Medium Density Residential

Parcel Number	Address	Existing DU	Additional DU Possible	Land Area (sq. ft.)	Land Use
5621035014	1128 ELM AVE	1	1	6,680	Residential
5621035017	1138 ELM AVE	1	1	6,680	Residential
5621033018	1169 ELM AVE	1	2	8,000	Residential
5674009022	132 S EVERETT ST	1	2	7,500	Residential
5696025015	1016 FLORENCE PL	1	2	6,885	Residential
5696025014	1018 FLORENCE PL	1	2	6,885	Residential
5696025012	1026 FLORENCE PL	1	2	6,885	Residential
5674008012	130 FRANKLIN CT	1	2	7,500	Residential
5641015900	307 E GARFIELD AVE	2	2	9,762	Residential
5696019021	411 W GARFIELD AVE	2	2	9,074	Residential
5696019022	413 W GARFIELD AVE	1	3	9,100	Residential
5696022025	416 W GARFIELD AVE	1	2	8,200	Residential
5696019024	421 W GARFIELD AVE	1	3	9,100	Residential
5696022015	424 W GARFIELD AVE	1	2	7,500	Residential
5696022009	428 W GARFIELD AVE	1	2	7,500	Residential
5696022008	432 W GARFIELD AVE	1	2	7,500	Residential
5665022006	1705 E GLENOAKS BLVD	1	2	7,235	Residential
5665022009	1717 E GLENOAKS BLVD	1	2	8,860	Residential
5661016006	1808 E GLENOAKS BLVD	1	2	7,100	Residential
5665021013	1901 E GLENOAKS BLVD	1	2	7,000	Residential
5628020012	973 W GLENOAKS BLVD	1	2	7,079	Residential
5623007015	1408 GLENWOOD RD	2	3	12,506	Residential
5674015011	906 E HARVARD ST	1	2	6,750	Residential
5674015005	1006 E HARVARD ST	1	2	6,750	Residential
5674015002	1018 E HARVARD ST	1	2	6,750	Residential
5674015001	1022 E HARVARD ST	1	2	7,020	Residential
5674014003	1108 E HARVARD ST	1	2	6,750	Residential
5674014005	1116 E HARVARD ST	1	2	6,750	Residential
5674014007	1124 E HARVARD ST	1	2	6,750	Residential
5674014010	1136 E HARVARD ST	1	2	6,750	Residential
5661018011	285 HARVEY DR	1	2	8,900	Residential
5661018008	315 HARVEY DR	1	3	11,140	Residential
5661018007	321 HARVEY DR	1	1	6,700	Residential
5661017021	357 HARVEY DR	1	3	10,237	Residential

R2250-Zoned Available Sites

Zoning: R2250--Medium Density Residential

General Plan Designation: Medium Density Residential

Parcel Number	Address	Existing DU	Additional DU Possible	Land Area (sq. ft.)	Land Use
5627014008	524 HAZEL ST	1	2	6,769	Residential
5627011006	527 HAZEL ST	1	4	12,432	Residential
5627014010	528 HAZEL ST	2	2	9,566	Residential
5627014011	532 HAZEL ST	0	3	6,769	Vacant
5627014013	600 HAZEL ST	1	2	6,769	Residential
5627014014	604 HAZEL ST	1	2	6,769	Residential
5627013011	606 HAZEL ST	1	2	6,769	Residential
5627013012	612 HAZEL ST	1	2	6,769	Residential
5627013013	614 HAZEL ST	1	2	6,769	Residential
5627013014	616 HAZEL ST	1	2	6,769	Residential
5665022016	417 HILL DR	1	2	7,036	Residential
5665022017	421 HILL DR	1	2	8,721	Residential
5665022020	505 HILL DR	1	2	7,734	Residential
5665021007	512 HILL DR	1	2	7,661	Residential
5665022023	517 HILL DR	1	1	8,014	Residential
5652003020	1767 HILLSIDE DR	1	2	7,560	Residential
5661018002	1734 HOLLY DR	1	2	7,710	Residential
5661017018	1737 HOLLY DR	2	5	17,150	Residential
5624009016	1027 IRVING AVE	1	2	8,200	Residential
5624012001	1038 IRVING AVE	1	2	8,200	Residential
5624011014	1042 IRVING AVE	1	2	8,200	Residential
5624010016	1047 IRVING AVE	1	2	8,200	Residential
5624010019	1059 IRVING AVE	1	2	8,200	Residential
5621040010	1116 IRVING AVE	1	1	6,680	Residential
5621041001	1144 IRVING AVE	1	1	6,680	Residential
5621038024	1155 IRVING AVE	1	1	6,680	Residential
5621041008	1166 IRVING AVE	1	1	6,680	Residential
5621038020	1169 IRVING AVE	1	1	6,680	Residential
5621038035	1171 IRVING AVE	1	1	6,680	Residential
5623027027	1042 JUSTIN AVE	1	2	7,605	Residential
5623012002	1147 JUSTIN AVE	1	2	8,012	Residential
5623011016	1148 JUSTIN AVE	1	2	8,450	Residential
5665018047	609 KIMLIN DR	1	2	7,500	Residential
5610019015	4025 LA CRESCENTA AVE	0	2	5,930	Vacant

R2250-Zoned Available Sites

Zoning: R2250--Medium Density Residential

General Plan Designation: Medium Density Residential

Parcel Number	Address	Existing DU	Additional DU Possible	Land Area (sq. ft.)	Land Use
5610021047	4122 LA CRESCENTA AVE	1	2	7,140	Residential
5610021044	4142 LA CRESCENTA AVE	1	2	7,000	Residential
5680022016	321 LAFAYETTE ST	1	2	7,000	Residential
5680021019	315 LINCOLN AVE	1	3	10,065	Residential
5680030006	320 LINCOLN AVE	1	2	7,550	Residential
5680031005	424 LINCOLN AVE	1	3	9,250	Residential
5624006001	1045 LINDEN AVE	1	2	7,850	Residential
5624006005	1061 LINDEN AVE	1	2	7,850	Residential
5624008035	1064 LINDEN AVE	1	2	7,850	Residential
5621036012	1126 LINDEN AVE	1	1	6,680	Residential
5621037002	1148 LINDEN AVE	1	1	6,680	Residential
5621037005	1158 LINDEN AVE	1	1	6,680	Residential
5621037009	1170 LINDEN AVE	1	2	6,847	Residential
5674027017	531 E LOMITA AVE	1	2	6,750	Residential
5675004003	606 E LOMITA AVE	1	2	7,280	Residential
5675004004	610 E LOMITA AVE	1	2	7,000	Residential
5675004005	614 E LOMITA AVE	1	1	6,720	Residential
5675004007	622 E LOMITA AVE	1	2	7,000	Residential
5674028023	625 E LOMITA AVE	1	2	6,750	Residential
5674028022	629 E LOMITA AVE	1	2	6,750	Residential
5675004010	634 E LOMITA AVE	1	2	7,000	Residential
5675004011	700 E LOMITA AVE	1	2	7,000	Residential
5674028017	711 E LOMITA AVE	1	2	6,750	Residential
5675003008	816 E LOMITA AVE	1	2	7,000	Residential
5696011021	321 W LOMITA AVE	1	2	8,000	Residential
5696011027	349 W LOMITA AVE	1	2	8,000	Residential
5640005011	338 MAGNOLIA AVE	1	2	7,500	Residential
5675015019	500 E MAPLE ST	1	2	6,800	Residential
5675014035	618 E MAPLE ST 1	1	2	6,850	Residential
5675014036	618 E MAPLE ST 2	1	2	6,850	Residential
5675007021	619 E MAPLE ST	1	2	7,200	Residential
5675007019	625 E MAPLE ST	1	2	7,200	Residential
5675008026	731 E MAPLE ST	1	2	7,050	Residential
5675008023	811 E MAPLE ST	1	2	7,000	Residential

R2250-Zoned Available Sites

Zoning: R2250--Medium Density Residential

General Plan Designation: Medium Density Residential

Parcel Number	Address	Existing DU	Additional DU Possible	Land Area (sq. ft.)	Land Use
5675008004	913 E MAPLE ST	1	2	7,050	Residential
5675009001	1001 E MAPLE ST	1	2	7,000	Residential
5675012010	1016 E MAPLE ST	1	2	8,151	Residential
5675010011	1129 E MAPLE ST	1	2	6,750	Residential
5675010013	1131 E MAPLE ST	1	2	6,750	Residential
5675011007	1132 E MAPLE ST	1	2	7,000	Residential
5683003016	1434 E MAPLE ST	1	3	9,000	Residential
5683004001	1512 E MAPLE ST	1	2	7,450	Residential
5696017024	342 W MAPLE ST	2	2	9,457	Residential
5696017025	346 W MAPLE ST	2	2	9,448	Residential
5696014033	417 W MAPLE ST	1	2	7,500	Residential
5696016007	420 W MAPLE ST	1	2	7,500	Residential
5696014027	431 W MAPLE ST	1	2	7,500	Residential
5696016012	442 W MAPLE ST	1	2	7,500	Residential
5696016014	448 W MAPLE ST	1	2	7,500	Residential
5696016015	454 W MAPLE ST	1	2	7,500	Residential
5676026015	1208 MARIPOSA ST	1	2	7,370	Residential
5676029005	1241 MARIPOSA ST	1	2	7,620	Residential
5676029033	1261 MARIPOSA ST	1	2	7,919	Residential
5676027024	1280 MARIPOSA ST	1	2	7,810	Residential
5641015051	832 S MARYLAND AVE	1	2	7,436	Residential
5640015030	1230 S MARYLAND AVE	1	2	7,500	Commercial offices
5640015029	1234 S MARYLAND AVE	1	2	7,500	Parking lot
5640015023	1258 S MARYLAND AVE	1	2	7,500	Residential
5638010012	705 MILFORD ST	1	2	7,000	Residential
5638010013	709 MILFORD ST	1	2	7,000	Residential
5638010014	713 MILFORD ST	1	2	7,000	Residential
5638017022	714 MILFORD ST	1	2	7,068	Residential
5638009001	731 MILFORD ST	1	2	7,250	Residential
5646024003	915 MONTEREY RD	1	2	7,500	Residential
5652018016	1800 OAK KNOLL RD	1	3	9,400	Residential
5652019029	1801 OAK KNOLL RD	1	2	8,530	Residential
5652018017	1808 OAK KNOLL RD	1	2	8,290	Residential
5652019030	1811 OAK KNOLL RD	1	2	8,780	Residential

R2250-Zoned Available Sites

Zoning: R2250--Medium Density Residential

General Plan Designation: Medium Density Residential

Parcel Number	Address	Existing DU	Additional DU Possible	Land Area (sq. ft.)	Land Use
5674018012	616 ORANGE GROVE AVE	1	2	6,750	Residential
5674018010	624 ORANGE GROVE AVE	1	2	6,750	Residential
5674018046	636 ORANGE GROVE AVE	1	1	6,747	Residential
5674019005	818 ORANGE GROVE AVE	1	2	6,750	Residential
5674016014	819 ORANGE GROVE AVE	1	2	6,750	Residential
5674016016	827 ORANGE GROVE AVE	1	2	6,750	Residential
5674015020	1003 ORANGE GROVE AVE	1	2	6,750	Residential
5674020005	1006 ORANGE GROVE AVE	1	2	6,750	Residential
5674015021	1009 ORANGE GROVE AVE	1	2	6,750	Residential
5674015022	1011 ORANGE GROVE AVE	1	2	6,750	Residential
5674014022	1105 ORANGE GROVE AVE	1	2	6,750	Residential
5674014021	1111 ORANGE GROVE AVE	1	1	6,747	Residential
5674021011	1128 ORANGE GROVE AVE	1	2	6,750	Residential
5680005011	1219 ORANGE GROVE AVE	1	2	6,850	Residential
5680008022	1220 ORANGE GROVE AVE	1	1	6,600	Residential
5680005022	1237 ORANGE GROVE AVE	1	2	6,950	Residential
5661016018	1711 ORCHARD AVE	1	2	7,060	Residential
5661016020	1721 ORCHARD AVE	1	2	7,060	Residential
5661016023	1809 ORCHARD AVE	1	2	7,060	Residential
5696010002	516 S PACIFIC AVE	1	2	8,450	Residential
5640014021	123 E PALMER AVE	2	2	9,579	Residential
5640009005	323 W PALMER AVE	1	2	7,280	Residential
5640009006	327 W PALMER AVE	1	2	7,280	Residential
5640009008	351 W PALMER AVE	1	2	7,280	Residential
5675016019	418 RALEIGH ST	1	2	7,500	Residential
5675015010	505 RALEIGH ST	1	2	7,000	Residential
5675015009	507 RALEIGH ST	1	2	7,000	Residential
5675016028	526 RALEIGH ST	1	2	7,500	Residential
5675017010	608 RALEIGH ST	1	2	7,500	Residential
5675014008	617 RALEIGH ST	1	2	6,900	Residential
5675018009	800 RALEIGH ST	1	2	8,600	Residential
5675018016	818 RALEIGH ST	1	2	7,500	Residential
5675012023	905 RALEIGH ST	1	2	7,150	Residential
5675012022	909 RALEIGH ST	1	2	7,150	Residential

R2250-Zoned Available Sites

Zoning: R2250--Medium Density Residential

General Plan Designation: Medium Density Residential

Parcel Number	Address	Existing DU	Additional DU Possible	Land Area (sq. ft.)	Land Use
5675019018	912 RALEIGH ST	2	3	11,439	Residential
5675012020	1001 RALEIGH ST	1	2	7,150	Residential
5675012017	1015 RALEIGH ST	1	2	7,150	Residential
5675012016	1019 RALEIGH ST	1	2	8,294	Residential
5675020010	1110 RALEIGH ST	1	2	6,885	Residential
5675020009	1112 RALEIGH ST	1	2	6,885	Residential
5675011014	1113 RALEIGH ST	1	3	9,100	Residential
5675011016	1121 RALEIGH ST	1	2	7,000	Residential
5675020007	1122 RALEIGH ST	1	2	7,600	Residential
5675020006	1126 RALEIGH ST	1	2	7,600	Residential
5675020005	1128 RALEIGH ST	1	2	7,550	Residential
5675011019	1133 RALEIGH ST	1	2	7,000	Residential
5623021039	1017 RAYMOND AVE	1	2	7,700	Residential
5623021041	1025 RAYMOND AVE	1	2	7,700	Residential
5623023001	1034 RAYMOND AVE	1	2	7,700	Residential
5623024010	1038 RAYMOND AVE	1	2	7,700	Residential
5623021011	1039 RAYMOND AVE	1	2	7,700	Residential
5623024009	1042 RAYMOND AVE	1	2	7,700	Residential
5623021013	1045 RAYMOND AVE	1	2	7,700	Residential
5623021015	1053 RAYMOND AVE	1	2	7,700	Residential
5623021016	1057 RAYMOND AVE	1	2	7,700	Residential
5623019028	1121 RAYMOND AVE	1	1	6,680	Residential
5623019027	1123 RAYMOND AVE	1	1	6,680	Residential
5623019024	1133 RAYMOND AVE	1	1	6,680	Residential
5623017015	1134 RAYMOND AVE	1	1	6,680	Residential
5623019023	1135 RAYMOND AVE	1	1	6,680	Residential
5623017016	1138 RAYMOND AVE	1	1	6,680	Residential
5623019022	1141 RAYMOND AVE	1	1	6,680	Residential
5623016009	1170 RAYMOND AVE	1	1	6,680	Residential
5696013009	320 RIVERDALE DR	1	2	8,000	Residential
5696013010	324 RIVERDALE DR	1	2	8,000	Residential
5696013013	328 RIVERDALE DR	1	2	8,000	Residential
5696013018	350 RIVERDALE DR	1	2	7,500	Residential
5696013020	358 RIVERDALE DR	1	2	7,500	Residential

R2250-Zoned Available Sites

Zoning: R2250--Medium Density Residential

General Plan Designation: Medium Density Residential

Parcel Number	Address	Existing DU	Additional DU Possible	Land Area (sq. ft.)	Land Use
5696012013	363 RIVERDALE DR	1	2	7,000	Residential
5696010008	451 RIVERDALE DR	1	4	12,500	Residential
5696010005	471 RIVERDALE DR	1	2	7,500	Residential
5683002020	1444 ROCK GLEN AVE	1	3	9,500	Residential
5683002030	1524 ROCK GLEN AVE	2	2	10,001	Residential
5683002031	1526 ROCK GLEN AVE	1	2	8,624	Residential
5623003008	1112 ROSEDALE AVE	1	2	7,943	Residential
5623003004	1126 ROSEDALE AVE	1	2	7,943	Residential
5623001013	1154 ROSEDALE AVE	1	2	7,943	Residential
5623001012	1156 ROSEDALE AVE	1	2	7,943	Residential
5623029048	1036 RUBERTA AVE	1	2	8,000	Residential
5623027013	1037 RUBERTA AVE	1	2	7,267	Residential
5623029049	1040 RUBERTA AVE	1	2	8,000	Residential
5623027012	1041 RUBERTA AVE	1	2	7,098	Residential
5623027011	1043 RUBERTA AVE	1	2	7,605	Residential
5623029054	1058 RUBERTA AVE	1	2	8,800	Residential
5623008023	1152 RUBERTA AVE	1	1	6,700	Residential
5623011012	1153 RUBERTA AVE	1	2	8,500	Residential
5623011010	1161 RUBERTA AVE	1	2	8,500	Residential
5638001049	504 SALEM ST	1	1	6,720	Residential
5638001058	517 SALEM ST	1	2	7,000	Residential
5638001060	520 SALEM ST	1	2	7,000	Residential
5638001057	521 SALEM ST	1	2	7,000	Residential
5638001056	525 SALEM ST	1	2	7,000	Residential
5638005056	542 SALEM ST	1	2	7,000	Residential
5638005044	610 SALEM ST	1	2	7,000	Residential
5638005048	626 SALEM ST	1	2	7,000	Residential
5638019018	633 SALEM ST	1	2	6,950	Residential
5638019017	637 SALEM ST	1	2	6,950	Residential
5638019014	651 SALEM ST	1	2	6,978	Residential
5638019027	659 SALEM ST	1	2	7,000	Residential
5638006015	662 SALEM ST	1	2	7,420	Residential
5638006012	676 SALEM ST	1	2	7,700	Residential
5638006011	700 SALEM ST	1	2	8,673	Residential

R2250-Zoned Available Sites

Zoning: R2250--Medium Density Residential

General Plan Designation: Medium Density Residential

Parcel Number	Address	Existing DU	Additional DU Possible	Land Area (sq. ft.)	Land Use
5638020030	707 SALEM ST	1	2	7,000	Residential
5638020034	723 SALEM ST	1	2	8,400	Residential
5645023020	112 SINCLAIR AVE	1	2	7,050	Residential
5645023022	120 SINCLAIR AVE	1	2	7,050	Residential
5661013016	317 SINCLAIR AVE	1	1	6,678	Residential
5661013018	323 SINCLAIR AVE	1	2	7,000	Residential
5623030013	1014 SONORA AVE	1	2	7,850	Residential
5623030012	1016 SONORA AVE	1	2	7,850	Residential
5623031027	1034 SONORA AVE	1	2	7,850	Residential
5623029046	1043 SONORA AVE	1	2	7,950	Residential
5623029044	1049 SONORA AVE	1	2	7,950	Residential
5623029043	1053 SONORA AVE	1	2	7,950	Residential
5623009013	1113 SONORA AVE	1	2	7,014	Residential
5623005014	1116 SONORA AVE	1	2	8,950	Residential
5623009007	1125 SONORA AVE	1	2	8,350	Residential
5623009006	1127 SONORA AVE	1	3	9,352	Residential
5623007021	1144 SONORA AVE	1	2	7,350	Residential
5623007019	1152 SONORA AVE	1	2	7,350	Residential
5624003049	1010 SPAZIER AVE	2	2	9,823	Residential
5621031016	1115 SPAZIER AVE	1	2	7,850	Residential
5621031014	1123 SPAZIER AVE	1	2	7,850	Residential
5621030008	1153 SPAZIER AVE	1	2	7,850	Residential
5621033007	1162 SPAZIER AVE	1	2	7,084	Residential
5621030001	1181 SPAZIER AVE	1	2	7,850	Residential
5613003019	3600 STANCREST DR	2	2	9,296	Residential
5645002076	1431 STANLEY AVE	1	2	7,449	Residential
5645022019	1464 STANLEY AVE	1	2	7,500	Residential
5624012026	1027 THOMPSON AVE	1	2	8,200	Residential
5621040023	1127 THOMPSON AVE	1	1	6,680	Residential
5623019017	1130 THOMPSON AVE	1	1	6,680	Residential
5623019018	1132 THOMPSON AVE	1	1	6,680	Residential
5621040021	1133 THOMPSON AVE	1	1	6,680	Residential
5623019020	1140 THOMPSON AVE	1	1	6,680	Residential
5623018001	1144 THOMPSON AVE	1	1	6,680	Residential

R2250-Zoned Available Sites

Zoning: R2250--Medium Density Residential

General Plan Designation: Medium Density Residential

Parcel Number	Address	Existing DU	Additional DU Possible	Land Area (sq. ft.)	Land Use
5623018004	1152 THOMPSON AVE	1	1	6,680	Residential
5621041018	1169 THOMPSON AVE	1	1	6,680	Residential
5661018013	264 VALLEJO DR	1	3	10,180	Residential
5661018014	275 VALLEJO DR	1	10	26,050	Residential
5661018015	280 VALLEJO DR	1	4	13,380	Residential
5661018016	282 VALLEJO DR	1	10	25,970	Residential
5661018018	294 VALLEJO DR	1	3	11,150	Residential
5645025028	122 N VERDUGO RD	1	2	7,090	Residential
5653019019	2111 N VERDUGO RD	1	2	7,440	Residential
5683002002	600 S VERDUGO RD	1	2	8,019	Athletic club
5696009009	430 VINE ST	1	2	7,250	Residential
5696025033	1016 VIRGINIA PL	1	2	7,242	Residential
5696025027	1033 VIRGINIA PL	1	2	6,885	Residential
5623025041	1020 WESTERN AVE	1	2	7,950	Residential
5623023023	1021 WESTERN AVE	1	2	7,250	Residential
5623025022	1050 WESTERN AVE	1	2	7,950	Residential
5638001078	501 W WILSON AVE	1	1	6,720	Residential
5638001079	505 W WILSON AVE	1	1	6,720	Residential
5638001075	508 W WILSON AVE	1	1	6,720	Residential
5638001080	509 W WILSON AVE	1	1	6,720	Residential
5638001074	512 W WILSON AVE	1	1	6,720	Residential
5638001081	513 W WILSON AVE	1	1	6,720	Residential
5638001066	517 W WILSON AVE	1	2	7,000	Residential
5638001065	521 W WILSON AVE	1	2	7,000	Residential
5638001069	524 W WILSON AVE	1	2	8,500	Residential
5638003041	600 W WILSON AVE	1	2	8,400	Residential
5638003044	612 W WILSON AVE	1	2	8,500	Residential
5638005037	619 W WILSON AVE	1	2	7,000	Residential
5638005036	623 W WILSON AVE	1	2	7,000	Residential
5638005034	629 W WILSON AVE	1	2	6,996	Residential
5638006023	655 W WILSON AVE	1	2	7,420	Residential
5638004041	660 W WILSON AVE	1	3	9,450	Residential
5638006021	663 W WILSON AVE	1	2	7,420	Residential
5638004040	664 W WILSON AVE	1	3	9,147	Residential

R2250-Zoned Available Sites

Zoning: R2250--Medium Density Residential

General Plan Designation: Medium Density Residential

Parcel Number	Address	Existing DU	Additional DU Possible	Land Area (sq. ft.)	Land Use
5638006002	707 W WILSON AVE	1	2	7,000	Residential
5638006004	717 W WILSON AVE	1	2	7,000	Residential
5623026032	1052 WINCHESTER AVE	1	2	7,605	Residential
5623014007	1115 WINCHESTER AVE	1	2	7,380	Residential
5623013022	1118 WINCHESTER AVE	1	2	8,112	Residential
5623014005	1121 WINCHESTER AVE	1	2	7,380	Residential
5641015009	300 E WINDSOR RD	1	3	9,750	Residential
5675016012	421 E WINDSOR RD	1	2	7,500	Residential
5675016007	509 E WINDSOR RD	1	2	7,500	Residential
5675016006	515 E WINDSOR RD	1	2	7,500	Residential
5675017005	617 E WINDSOR RD	1	2	7,500	Residential
5675018001	717 E WINDSOR RD	1	2	7,500	Residential
5675018005	801 E WINDSOR RD	1	2	8,800	Residential
5675018006	803 E WINDSOR RD	1	2	7,500	Residential
5675018007	807 E WINDSOR RD	1	2	7,500	Residential
5675018021	827 E WINDSOR RD	1	2	7,500	Residential
5675019009	1015 E WINDSOR RD	1	2	7,500	Residential
5675020018	1117 E WINDSOR RD	1	2	7,500	Residential
5675020019	1119 E WINDSOR RD	1	2	7,500	Residential
5675020020	1125 E WINDSOR RD	1	2	7,500	Residential
5675020022	1131 E WINDSOR RD	1	2	6,750	Residential
5675020023	1135 E WINDSOR RD	1	2	6,750	Residential
5696017008	347 W WINDSOR RD	2	2	9,296	Residential
5696017010	355 W WINDSOR RD	1	2	7,500	Residential
5696019017	408 W WINDSOR RD	2	2	9,074	Residential
5696019012	428 W WINDSOR RD	1	2	6,850	Residential
5696016027	429 W WINDSOR RD	1	3	9,100	Residential
5696019011	432 W WINDSOR RD	1	3	9,100	Residential
5696016030	441 W WINDSOR RD	1	3	9,100	Residential
Total properties:	471	Total existing and addl. units:			
		493	982		

R3050-Zoned Available Sites

Zoning: R3050—Moderate Density Residential

General Plan Designation: Moderate Density Residential

Parcel Number	Address	Existing DU	Additional DU Possible	Land Area (sq. ft.)	Land Use
5679009008	1226 E ACACIA AVE	1	1	6,870	Residential
5679009006	1234 E ACACIA AVE	1	1	8,300	Residential
5679005010	1364 E ACACIA AVE	1	1	6,900	Residential
5679005009	1370 E ACACIA AVE	1	1	7,570	Residential
5683010008	1418 E ACACIA AVE	1	1	7,520	Residential
5676019036	1210 S ADAMS ST	1	1	8,630	Residential
5676019007	1216 S ADAMS ST	1	1	6,964	Residential
5625034012	154 ALLEN AVE	1	9	31,414	Residential
5625034011	206 ALLEN AVE	1	4	17,132	Residential
5625011041	315 ALLEN AVE	1	1	8,246	Residential
5625010007	316 ALLEN AVE	1	1	8,350	Residential
5625011042	319 ALLEN AVE	1	1	8,246	Residential
5625010006	320 ALLEN AVE	1	1	8,350	Residential
5625011043	323 ALLEN AVE	1	1	8,246	Residential
5625011044	327 ALLEN AVE	1	1	8,246	Residential
5625011045	335 ALLEN AVE	1	1	8,246	Residential
5625012033	401 ALLEN AVE	1	1	8,246	Residential
5625009012	412 ALLEN AVE	1	1	8,350	Residential
5625012035	417 ALLEN AVE	1	1	8,246	Residential
5625009008	426 ALLEN AVE	1	1	8,255	Residential
5625012038	429 ALLEN AVE	1	1	9,091	Residential
5625003019	501 ALLEN AVE	1	1	6,825	Residential
5625003024	512 ALLEN AVE	1	1	8,000	Residential
5625003023	516 ALLEN AVE	1	1	8,000	Residential
5625003022	520 ALLEN AVE	1	1	8,000	Residential
5653012011	2610 CANADA BLVD	2	2	12,576	Residential
5680009002	400 S CHEVY CHASE DR	1	1	7,500	Residential
5680009004	408 S CHEVY CHASE DR	1	1	7,500	Residential
5680009008	424 S CHEVY CHASE DR	1	1	7,500	Residential
5680010005	514 S CHEVY CHASE DR	1	1	7,500	Residential
5680010006	518 S CHEVY CHASE DR	1	1	7,500	Residential
5677001015	424 E CYPRESS ST	1	2	11,880	Residential
5637024040	512 W DORAN ST	1	1	7,100	Residential
5637024039	512 W DORAN ST	1	1	7,100	Residential

R3050-Zoned Available Sites

Zoning: R3050—Moderate Density Residential

General Plan Designation: Moderate Density Residential

Parcel Number	Address	Existing DU	Additional DU Possible	Land Area (sq. ft.)	Land Use
5635008036	600 W DRYDEN ST	1	1	6,700	Residential
5635008037	622 W DRYDEN ST	1	3	12,998	Residential
5635008019	662 W DRYDEN ST	1	1	6,890	Residential
5635003015	663 W DRYDEN ST	1	1	6,760	Residential
5680016007	312 FISCHER ST	1	1	7,497	Residential
5680016008	316 FISCHER ST	1	1	6,980	Residential
5680013017	317 FISCHER ST	1	1	7,497	Residential
5680013018	321 FISCHER ST	1	1	7,497	Residential
5680013021	405 FISCHER ST	1	1	7,500	Residential
5680013022	409 FISCHER ST	1	1	7,497	Residential
5680014016	419 FISCHER ST	1	1	7,497	Residential
5680015004	500 FISCHER ST	1	1	7,497	Residential
5680014018	501 FISCHER ST	1	1	7,497	Residential
5680014019	509 FISCHER ST	1	1	7,497	Residential
5680015026	510 FISCHER ST	1	1	7,497	Residential
5680014021	513 FISCHER ST	1	1	7,500	Residential
5680014023	521 FISCHER ST	1	1	7,497	Residential
5680015027	526 FISCHER ST	1	1	7,650	Residential
5679027016	619 FISCHER ST	1	1	7,500	Residential
5807024020	2308 FLORENCITA AVE	1	1	7,940	Residential
5640040017	1814 GARDENA AVE	1	1	8,000	Residential
5640040016	1818 GARDENA AVE	1	1	8,000	Residential
5640041004	1821 GARDENA AVE	1	2	10,000	Residential
5640041005	1823 GARDENA AVE	1	2	9,950	Residential
5640041006	1827 GARDENA AVE	1	2	9,930	Residential
5640040012	1832 GARDENA AVE	1	1	8,000	Residential
5640041009	1839 GARDENA AVE	1	2	9,720	Residential
5640041010	1843 GARDENA AVE	1	2	9,630	Residential
5640041014	1909 GARDENA AVE	1	2	9,210	Residential
5640041016	1913 GARDENA AVE	1	1	8,990	Residential
5640041017	1917 GARDENA AVE	1	1	8,880	Residential
5640039022	1924 GARDENA AVE	1	1	8,000	Residential
5640041018	1925 GARDENA AVE	1	1	8,770	Residential
5640039019	1936 GARDENA AVE	1	1	8,000	Residential

R3050-Zoned Available Sites

Zoning: R3050—Moderate Density Residential

General Plan Designation: Moderate Density Residential

Parcel Number	Address	Existing DU	Additional DU Possible	Land Area (sq. ft.)	Land Use
5640041021	1937 GARDENA AVE	1	1	8,440	Residential
5679032015	1209 E GARFIELD AVE	1	7	26,166	Church
5679031007	1309 E GARFIELD AVE	1	1	7,510	Residential
5679002023	1318 E GARFIELD AVE	1	1	6,890	Residential
5679002022	1324 E GARFIELD AVE	1	1	6,660	Residential
5679031003	1325 E GARFIELD AVE	1	1	7,510	Residential
5679003009	1374 E GARFIELD AVE	1	2	9,900	Residential
5679003010	1382 E GARFIELD AVE	1	1	9,147	Residential
5679003011	1384 E GARFIELD AVE	1	2	9,950	Residential
5679003012	1386 E GARFIELD AVE	1	2	10,020	Residential
5643010023	415 GENEVA ST	1	1	7,500	Residential
5643010025	421 GENEVA ST	1	1	7,500	Residential
5643010035	527 GENEVA ST	1	1	7,500	Residential
5643010036	531 GENEVA ST	1	1	7,500	Residential
5643010037	535 GENEVA ST	1	1	7,500	Residential
5680017005	312 GRISWOLD ST	1	1	6,800	Residential
5680016017	407 GRISWOLD ST	1	1	7,497	Residential
5680016015	413 GRISWOLD ST	1	1	6,950	Residential
5680015018	423 GRISWOLD ST	1	1	7,497	Residential
5680018004	424 GRISWOLD ST	1	1	8,000	Residential
5680018005	500 GRISWOLD ST	1	1	7,998	Residential
5695011014	548 HAWTHORNE ST	1	1	6,642	Residential
5695008020	553 HAWTHORNE ST	1	1	6,750	Residential
5695011024	554 HAWTHORNE ST	1	2	10,206	Residential
5695011025	556 HAWTHORNE ST	1	2	9,450	Residential
5695008015	609 HAWTHORNE ST	1	1	6,650	Residential
5695008006	613 HAWTHORNE ST	1	1	7,182	Residential
5695008007	617 HAWTHORNE ST	1	1	6,650	Residential
5695008009	625 HAWTHORNE ST	1	1	6,650	Residential
5695008010	629 HAWTHORNE ST	1	1	6,650	Residential
5695009023	633 HAWTHORNE ST	1	1	7,290	Residential
5695009022	637 HAWTHORNE ST	1	1	6,750	Residential
5695009020	645 HAWTHORNE ST	1	1	6,750	Residential
5610025038	2606 HERMOSA AVE	1	1	7,500	Residential

R3050-Zoned Available Sites

Zoning: R3050—Moderate Density Residential

General Plan Designation: Moderate Density Residential

Parcel Number	Address	Existing DU	Additional DU Possible	Land Area (sq. ft.)	Land Use
5610025040	2616 HERMOSA AVE	1	1	7,500	Residential
5610025041	2618 HERMOSA AVE	1	1	7,500	Residential
5610026045	2619 HERMOSA AVE	1	1	7,350	Residential
5610026044	2625 HERMOSA AVE	1	2	10,878	Residential
5610026043	2631 HERMOSA AVE	1	2	10,878	Residential
5610025047	2644 HERMOSA AVE	1	2	10,950	Residential
5610025048	2648 HERMOSA AVE	1	2	10,950	Residential
5610026040	2651 HERMOSA AVE	1	2	10,878	Residential
5610026039	2653 HERMOSA AVE	1	2	10,906	Residential
5610023078	2701 HERMOSA AVE	1	2	10,878	Residential
5610023074	2719 HERMOSA AVE	1	2	10,878	Residential
5610023072	2729 HERMOSA AVE	1	2	10,878	Residential
5610024035	2740 HERMOSA AVE	0	7	21,750	Vacant
5679006013	1372 HILDA AVE	1	1	7,530	Residential
5679005015	1373 HILDA AVE	1	1	6,976	Residential
5679005002	1377 HILDA AVE	1	1	7,485	Residential
5679006017	1380 HILDA AVE	1	1	8,020	Residential
5679005003	1381 HILDA AVE	1	1	7,500	Residential
5617007015	3018 HONOLULU AVE	1	1	7,900	Residential
5617007012	3038 HONOLULU AVE	1	2	9,480	Residential
5607016001	3242 HONOLULU AVE	1	3	14,397	Convalescent or retirement home
5607002026	3251 HONOLULU AVE	1	1	7,250	Residential
5607015015	3258 HONOLULU AVE	1	1	7,200	Residential
5607015038	3300 HONOLULU AVE	1	1	7,200	Residential
5607002029	3301 HONOLULU AVE	1	1	7,250	Residential
5607002030	3305 HONOLULU AVE	1	1	7,250	Residential
5607015013	3306 HONOLULU AVE	1	1	7,200	Residential
5607002033	3317 HONOLULU AVE	1	1	7,350	Residential
5607015010	3318 HONOLULU AVE	1	1	7,200	Residential
5607003017	3327 HONOLULU AVE	1	1	7,250	Residential
5607015007	3328 HONOLULU AVE	1	1	7,200	Residential
5607003018	3331 HONOLULU AVE	1	1	7,250	Residential
5607015006	3332 HONOLULU AVE	1	1	7,200	Residential
5607003019	3333 HONOLULU AVE	1	1	7,250	Residential

R3050-Zoned Available Sites

Zoning: R3050—Moderate Density Residential

General Plan Designation: Moderate Density Residential

Parcel Number	Address	Existing DU	Additional DU Possible	Land Area (sq. ft.)	Land Use
5607015005	3336 HONOLULU AVE	1	1	7,200	Residential
5607003020	3337 HONOLULU AVE	1	1	7,250	Residential
5607015002	3348 HONOLULU AVE	1	1	7,200	Residential
5607003023	3351 HONOLULU AVE	1	1	7,250	Residential
5607003024	3355 HONOLULU AVE	1	1	7,250	Residential
5607003026	3363 HONOLULU AVE	1	1	7,250	Residential
5625010015	311 IRVING AVE	1	1	7,515	Residential
5625010016	315 IRVING AVE	1	1	8,350	Residential
5625010017	319 IRVING AVE	1	1	8,350	Residential
5625007003	328 IRVING AVE	1	1	8,500	Residential
5625010021	335 IRVING AVE	1	1	8,350	Residential
5625009016	401 IRVING AVE	1	1	8,350	Residential
5625009017	405 IRVING AVE	1	1	8,350	Residential
5625009019	413 IRVING AVE	1	1	8,350	Residential
5625008008	416 IRVING AVE	1	1	8,500	Residential
5625004003	516 IRVING AVE	1	1	8,450	Residential
5625003032	517 IRVING AVE	1	1	8,000	Residential
5625004002	520 IRVING AVE	0	2	8,446	Vacant
5643009040	400 N ISABEL ST	1	1	7,500	Residential
5643009038	408 N ISABEL ST	1	1	7,500	Residential
5643008024	411 N ISABEL ST	1	1	7,500	Residential
5643008025	413 N ISABEL ST	1	1	7,500	Residential
5643008026	417 N ISABEL ST	1	1	7,500	Residential
5643009035	420 N ISABEL ST	1	1	7,500	Residential
5643008027	421 N ISABEL ST	1	1	7,500	Residential
5643009034	424 N ISABEL ST	1	1	7,500	Residential
5643008028	425 N ISABEL ST	1	1	7,500	Residential
5643008029	429 N ISABEL ST	1	1	7,500	Residential
5643008030	431 N ISABEL ST	1	1	7,497	Residential
5643009032	500 N ISABEL ST	1	1	7,500	Residential
5643008031	503 N ISABEL ST	1	1	7,500	Residential
5643008034	515 N ISABEL ST	1	1	7,500	Residential
5643009025	526 N ISABEL ST	1	1	7,500	Residential
5643009024	532 N ISABEL ST	1	1	7,500	Residential

R3050-Zoned Available Sites

Zoning: R3050—Moderate Density Residential

General Plan Designation: Moderate Density Residential

Parcel Number	Address	Existing DU	Additional DU Possible	Land Area (sq. ft.)	Land Use
5643008038	533 N ISABEL ST	1	1	7,500	Residential
5643009023	534 N ISABEL ST	1	1	7,500	Residential
5643008039	535 N ISABEL ST	1	1	7,500	Residential
5643008040	539 N ISABEL ST	1	1	7,500	Residential
5695003025	535 IVY ST	1	1	7,082	Residential
5695003014	553 IVY ST	1	1	7,124	Residential
5695003013	557 IVY ST	1	1	7,072	Residential
5695003012	601 IVY ST	1	1	6,750	Residential
5695008014	608 IVY ST	1	1	6,650	Residential
5695003010	609 IVY ST	1	1	6,650	Residential
5695008005	612 IVY ST	1	1	7,279	Residential
5695003001	613 IVY ST	1	1	7,290	Residential
5695008004	616 IVY ST	1	1	6,750	Residential
5695008003	620 IVY ST	1	1	7,457	Residential
5695003003	621 IVY ST	1	1	6,800	Residential
5695008001	628 IVY ST	1	1	6,887	Residential
5695009015	636 IVY ST	1	1	6,900	Residential
5695009017	644 IVY ST	1	1	7,000	Residential
5695009018	650 IVY ST	1	1	7,050	Residential
5695009011	660 IVY ST	1	1	7,100	Residential
5626015024	1621 LAKE ST	1	1	6,922	Residential
5625005007	1736 LAKE ST	1	1	7,350	Residential
5625005005	1744 LAKE ST	1	1	7,350	Residential
5625004022	1745 LAKE ST	1	1	7,410	Residential
5625004021	1751 LAKE ST	1	1	6,760	Residential
5625005002	1752 LAKE ST	1	1	7,350	Residential
5625008005	1800 LAKE ST	1	6	21,362	Church
5625004009	1807 LAKE ST	1	1	7,500	Residential
5625004008	1811 LAKE ST	1	1	8,250	Residential
5625008003	1818 LAKE ST	1	1	6,762	Residential
5625004006	1819 LAKE ST	1	1	7,500	Residential
5625008002	1820 LAKE ST	1	1	7,056	Residential
5625008001	1824 LAKE ST	1	1	7,056	Residential
5625009006	1836 LAKE ST	1	1	6,815	Residential

R3050-Zoned Available Sites

Zoning: R3050—Moderate Density Residential

General Plan Designation: Moderate Density Residential

Parcel Number	Address	Existing DU	Additional DU Possible	Land Area (sq. ft.)	Land Use
5625003029	1839 LAKE ST	1	1	7,500	Residential
5625009005	1840 LAKE ST	1	1	6,815	Residential
5625003028	1843 LAKE ST	1	1	7,500	Residential
5625009004	1844 LAKE ST	1	1	6,815	Residential
5625003027	1847 LAKE ST	1	1	7,500	Residential
5625009003	1848 LAKE ST	1	1	6,815	Residential
5625009002	1850 LAKE ST	1	1	6,815	Residential
5625012039	1910 LAKE ST	1	1	6,656	Residential
5625003037	1911 LAKE ST	1	1	8,224	Residential
5610027047	2619 MANHATTAN AVE	1	1	7,000	Residential
5610027046	2623 MANHATTAN AVE	1	1	7,022	Residential
5610027044	2633 MANHATTAN AVE	1	1	7,000	Residential
5610027043	2635 MANHATTAN AVE	1	1	7,000	Residential
5610027027	2636 MANHATTAN AVE	1	1	7,300	Residential
5610027041	2643 MANHATTAN AVE	1	1	7,000	Residential
5610027040	2647 MANHATTAN AVE	1	1	7,000	Residential
5610027039	2653 MANHATTAN AVE	1	1	7,000	Residential
5679027010	1322 E MAPLE ST	1	1	6,654	Residential
5679028023	1344 E MAPLE ST	1	1	6,780	Residential
5680015009	1353 E MAPLE ST	1	1	6,670	Residential
5679028020	1356 E MAPLE ST	1	1	6,839	Residential
5679028019	1360 E MAPLE ST	1	1	8,300	Residential
5637013053	506 MILFORD ST	0	1	5,998	Vacant
5638012002	645 MILFORD ST	1	1	6,970	Residential
5607002012	3212 MONTROSE AVE	1	1	7,350	Residential
5607002011	3214 MONTROSE AVE	1	1	7,350	Residential
5607002009	3222 MONTROSE AVE	1	1	7,350	Residential
5607001003	3225 MONTROSE AVE	1	1	7,250	Residential
5607001004	3229 MONTROSE AVE	1	1	7,350	Residential
5607002008	3232 MONTROSE AVE	1	1	7,350	Residential
5607001005	3233 MONTROSE AVE	1	1	7,450	Residential
5607001006	3237 MONTROSE AVE	1	1	7,150	Residential
5607002006	3238 MONTROSE AVE	1	1	7,350	Residential
5607001007	3241 MONTROSE AVE	1	1	7,050	Residential

R3050-Zoned Available Sites

Zoning: R3050—Moderate Density Residential

General Plan Designation: Moderate Density Residential

Parcel Number	Address	Existing DU	Additional DU Possible	Land Area (sq. ft.)	Land Use
5607001011	3255 MONTROSE AVE	1	1	6,780	Residential
5607002001	3260 MONTROSE AVE	1	1	7,350	Residential
5607003014	3300 MONTROSE AVE	1	1	7,350	Residential
5607003013	3304 MONTROSE AVE	1	1	7,350	Residential
5607001016	3315 MONTROSE AVE	1	1	7,300	Residential
5607001018	3321 MONTROSE AVE	1	1	7,300	Residential
5607003008	3324 MONTROSE AVE	1	1	7,350	Residential
5607003007	3330 MONTROSE AVE	1	1	7,350	Residential
5607003006	3334 MONTROSE AVE	1	1	7,350	Residential
5607003005	3336 MONTROSE AVE	1	1	7,350	Residential
5607001022	3339 MONTROSE AVE	1	1	7,300	Residential
5607001023	3341 MONTROSE AVE	1	1	7,300	Residential
5607003004	3342 MONTROSE AVE	1	1	7,350	Residential
5607003003	3344 MONTROSE AVE	1	1	7,350	Residential
5607001026	3357 MONTROSE AVE	1	1	7,300	Residential
5607001027	3361 MONTROSE AVE	1	1	7,570	Residential
5607004026	3402 MONTROSE AVE	1	1	9,100	Residential
5607004029	3405 MONTROSE AVE	1	1	8,930	Residential
5607004025	3406 MONTROSE AVE	1	1	9,100	Residential
5607004024	3410 MONTROSE AVE	1	1	9,100	Residential
5607004030	3411 MONTROSE AVE	1	1	7,300	Residential
5607004031	3415 MONTROSE AVE	1	1	7,300	Residential
5607004032	3419 MONTROSE AVE	1	1	7,300	Residential
5607004046	3422 MONTROSE AVE	1	4	16,016	Residential
5607004034	3427 MONTROSE AVE	1	1	7,300	Residential
5607004036	3437 MONTROSE AVE	1	1	7,350	Residential
5607004037	3439 MONTROSE AVE	1	1	7,350	Residential
5607004017	3442 MONTROSE AVE	1	1	8,100	Residential
5607004038	3445 MONTROSE AVE	1	1	7,350	Residential
5607004039	3449 MONTROSE AVE	1	1	7,350	Residential
5607004015	3450 MONTROSE AVE	1	1	6,990	Residential
5607004040	3451 MONTROSE AVE	1	1	7,350	Residential
5645006017	506 NARANJA DR	1	1	6,920	Residential
5607004028	4025 NEW YORK AVE	1	1	8,090	Residential

R3050-Zoned Available Sites

Zoning: R3050—Moderate Density Residential

General Plan Designation: Moderate Density Residential

Parcel Number	Address	Existing DU	Additional DU Possible	Land Area (sq. ft.)	Land Use
5607004051	4115 NEW YORK AVE	1	1	8,799	Residential
5607001030	4116 NEW YORK AVE	1	1	7,456	Residential
5695011002	161 S PACIFIC AVE	1	1	6,650	Residential
5634022010	647 PALM DR	1	1	6,787	Residential
5635003016	648 PALM DR	1	1	6,760	Residential
5676023008	700 E PALMER AVE	1	1	8,280	Residential
5676023007	704 E PALMER AVE	1	1	8,770	Residential
5676023006	708 E PALMER AVE	1	2	9,150	Residential
5676023003	722 E PALMER AVE	1	1	7,840	Residential
5676023001	730 E PALMER AVE	1	1	6,970	Residential
5610026035	2608 PIEDMONT AVE	1	1	7,250	Residential
5610026034	2612 PIEDMONT AVE	1	1	7,250	Residential
5610027017	2613 PIEDMONT AVE	1	1	7,250	Residential
5610026033	2616 PIEDMONT AVE	1	1	7,250	Residential
5610026032	2620 PIEDMONT AVE	1	1	7,250	Residential
5610026030	2626 PIEDMONT AVE	1	1	7,250	Residential
5610023054	2650 PIEDMONT AVE	1	1	7,250	Residential
5610023053	2654 PIEDMONT AVE	1	1	7,250	Residential
5638002036	655 PIONEER DR	0	3	9,718	Vacant
5680013014	316 PORTER ST	1	1	7,500	Residential
5680012040	317 PORTER ST	1	1	7,500	Residential
5680013013	320 PORTER ST	1	1	7,500	Residential
5680012033	321 PORTER ST	1	1	7,497	Residential
5680013012	324 PORTER ST	1	1	7,497	Residential
5680013008	412 PORTER ST	1	1	7,500	Residential
5680012009	417 PORTER ST	1	1	7,500	Residential
5680011003	505 PORTER ST	1	1	7,500	Residential
5680011006	517 PORTER ST	1	1	7,500	Residential
5680014008	520 PORTER ST	1	1	7,500	Residential
5680011008	525 PORTER ST	1	1	7,500	Residential
5680014006	528 PORTER ST	1	1	7,497	Residential
5680014005	532 PORTER ST	1	1	7,497	Residential
5680011010	533 PORTER ST	1	1	7,500	Residential
5626002019	308 RAYMOND AVE	1	1	8,586	Residential

R3050-Zoned Available Sites

Zoning: R3050—Moderate Density Residential

General Plan Designation: Moderate Density Residential

Parcel Number	Address	Existing DU	Additional DU Possible	Land Area (sq. ft.)	Land Use
5626002017	316 RAYMOND AVE	1	1	8,100	Residential
5625006013	325 RAYMOND AVE	1	1	8,500	Residential
5626002014	328 RAYMOND AVE	1	1	8,639	Residential
5625006012	329 RAYMOND AVE	1	1	8,500	Residential
5625006011	333 RAYMOND AVE	1	1	8,500	Residential
5626002012	338 RAYMOND AVE	1	1	8,586	Residential
5626001025	400 RAYMOND AVE	1	1	8,586	Residential
5625005021	409 RAYMOND AVE	1	1	8,500	Residential
5625005020	411 RAYMOND AVE	1	1	8,500	Residential
5625005019	415 RAYMOND AVE	1	1	8,500	Residential
5626001017	416 RAYMOND AVE	1	1	8,586	Residential
5625004019	515 RAYMOND AVE	1	1	9,143	Residential
5626011003	1617 RIVERSIDE DR	1	1	8,964	Residential
5626012011	1639 RIVERSIDE DR	0	2	6,900	Vacant
5634022026	610 SOUTH ST	1	1	6,756	Residential
5634023005	623 SOUTH ST	1	1	6,630	Residential
5634025001	632 W STOCKER ST	1	1	9,008	Church
5625006006	320 THOMPSON AVE	1	1	8,500	Residential
5625007014	321 THOMPSON AVE	1	1	8,500	Residential
5625007017	333 THOMPSON AVE	1	1	8,500	Residential
5625008014	401 THOMPSON AVE	1	1	8,500	Residential
5625005015	402 THOMPSON AVE	1	1	8,500	Residential
5625005014	406 THOMPSON AVE	1	1	8,500	Residential
5625008016	407 THOMPSON AVE	1	1	8,500	Residential
5625005013	410 THOMPSON AVE	1	1	8,500	Residential
5625004017	514 THOMPSON AVE	1	1	8,200	Residential
5625004012	517 THOMPSON AVE	1	1	8,450	Residential
5625004016	518 THOMPSON AVE	1	1	8,198	Residential
5625004013	521 THOMPSON AVE	1	1	8,450	Residential
5676019019	1207 TYLER ST	1	1	6,982	Residential
5676019020	1211 TYLER ST	1	2	9,270	Residential
5676019021	1215 TYLER ST	1	2	9,270	Residential
5640040001	1823 VASSAR ST	1	1	8,000	Residential
5640040005	1835 VASSAR ST	1	1	8,000	Residential

R3050-Zoned Available Sites

Zoning: R3050—Moderate Density Residential

General Plan Designation: Moderate Density Residential

Parcel Number	Address	Existing DU	Additional DU Possible	Land Area (sq. ft.)	Land Use
5640037019	1836 VASSAR ST	1	1	8,000	Residential
5640037018	1838 VASSAR ST	1	1	8,000	Residential
5640040006	1839 VASSAR ST	1	1	8,000	Residential
5640037017	1844 VASSAR ST	1	1	7,998	Residential
5640040007	1845 VASSAR ST	1	1	8,000	Residential
5640038024	1914 VASSAR ST	1	1	8,000	Residential
5640039007	1925 VASSAR ST	1	1	8,000	Residential
5640039008	1929 VASSAR ST	1	1	8,000	Residential
5652010037	1887 VERDUGO LOMA DR	1	1	7,490	Residential
5680017012	411 S VERDUGO RD	1	1	7,440	Residential
5679003015	811 S VERDUGO RD	1	1	6,650	Residential
5679003016	815 S VERDUGO RD	1	1	6,650	Residential
5679004014	825 S VERDUGO RD	1	1	6,650	Residential
5679005007	905 S VERDUGO RD	1	1	8,710	Residential
5626014009	414 WESTERN AVE	1	1	7,450	Residential
5626001016	419 WESTERN AVE	1	1	8,542	Residential
5626012024	219 WINCHESTER AVE	1	1	7,000	Residential
5626011018	220 WINCHESTER AVE	1	1	7,497	Residential
5626012025	225 WINCHESTER AVE	1	1	7,000	Residential
5626011017	226 WINCHESTER AVE	1	1	7,500	Residential
5626012026	227 WINCHESTER AVE	1	1	7,000	Residential
5626011016	230 WINCHESTER AVE	1	1	7,500	Residential
5679026014	1237 E WINDSOR RD	1	1	8,250	Residential
5679031012	1310 E WINDSOR RD	1	1	7,510	Residential
5679027023	1323 E WINDSOR RD	1	1	7,720	Residential
5679031015	1324 E WINDSOR RD	1	1	7,510	Residential
5679031016	1330 E WINDSOR RD	1	1	7,510	Residential
5679029012	1347 E WINDSOR RD	1	1	7,340	Residential
5679029014	1353 E WINDSOR RD	1	1	7,210	Residential
5679029015	1357 E WINDSOR RD	1	1	7,140	Residential
5679029016	1363 E WINDSOR RD	1	1	7,080	Residential
5679029017	1367 E WINDSOR RD	1	1	7,240	Residential

Total properties:

372

Total existing and addl. units:

368

437

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Available Development Sites Housing Element 2006-2014

- Zoning**
- R3050--Moderate Dens. Residential
 - R2250--Med. Dens. Residential R1650--
 - Med. High Dens. Residential R1250--High
 - Dens. Residential

- Available Sites**
- Vacant
 - Underdeveloped

Development Potential

Zone	Vacant Parcels*	Underdeveloped Parcels**	Total New Units Possible
R3050	5	367	437
R2250	7	464	982
R1650	2	236	755
R1250	2	164	696
Total	16	1,231	2,870



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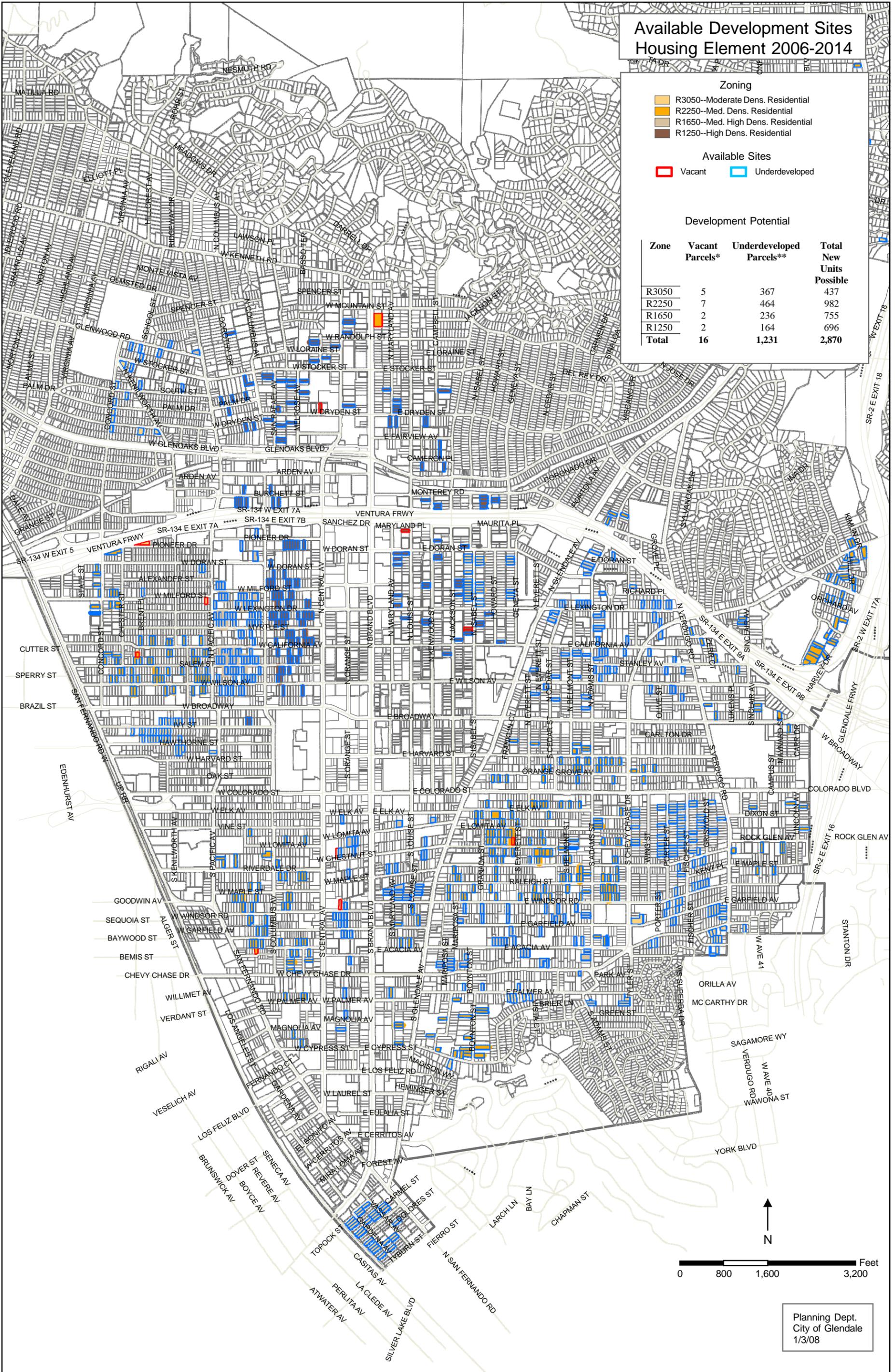
Available Development Sites Housing Element 2006-2014

- Zoning**
- R3050--Moderate Dens. Residential
 - R2250--Med. Dens. Residential
 - R1650--Med. High Dens. Residential
 - R1250--High Dens. Residential

- Available Sites**
- Vacant
 - Underdeveloped

Development Potential

Zone	Vacant Parcels*	Underdeveloped Parcels**	Total New Units Possible
R3050	5	367	437
R2250	7	464	982
R1650	2	236	755
R1250	2	164	696
Total	16	1,231	2,870



Available Development Sites Housing Element 2006-2014

- Zoning**
- R3050--Moderate Dens. Residential
 - R2250--Med. Dens. Residential R1650--
 - Med. High Dens. Residential R1250--High
 - Dens. Residential

- Available Sites**
- Vacant
 - Underdeveloped

Development Potential

Zone	Vacant Parcels*	Underdeveloped Parcels**	Total New Units Possible
R3050	5	367	437
R2250	7	464	982
R1650	2	236	755
R1250	2	164	696
Total	16	1,231	2,870



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APPENDIX B

REGULATORY CONSTRAINTS ANALYSIS



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Appendix B
Regulatory Constraints Analysis

Meets Max Zoning Density	Zoning	Address	Approved Units	Lot Width Over 90 ft	Applicant Took the Lot Width Density Bonus
	R1250 Zone				
Yes	R1250	624-630 Geneva St	15	Yes	Yes--1 less than max w/bonus
No--2 less than the max	R1250	341 W Glenoaks Blvd	5	No	
Yes	R1250	401 Hawthorne St	17	Yes	Yes--1 less than max w/bonus
Yes	R1250	424 Hawthorne St	5	No	
Yes	R1250	370-376 Salem St	17	Yes-- corner lot	Yes--1 less than max but 3 over base density
Yes	R1250	327-331 Salem St	13	Yes	Yes
Yes	R1250	330-334 Salem St	11	Yes	Yes--2 less than max but over base density
No	R1250	1102 San Rafael Ave	3	Yes-- corner lot	Eligible for the bonus but didn't ask for it
Yes	R1250	1153 San Rafael Ave	8	No	
Yes	R1250	1201-03 Viola Ave	14	Yes- corner lot	Yes--2 under width max
	R1650 Zone				
Yes	R1650	2930 Fairway Ave	14	Yes	
No	R1650	2745 Montrose Ave	10	No	
Yes	R1650	432 Myrtle St	4	No	
Yes	R1650	705 E Palmer Ave	5	Yes	
Yes	R1650	817 E Palmer Ave	16	Yes	Eligible for the bonus but didn't ask for it
Yes	R1650	2709 Piedmont Ave	23	Yes	Yes
Yes	R1650	537 South St	4	No	
Yes	R1650	1128 Stanley Ave	4	No	
Yes	R1650	1315 Stanely Ave	4	No	
Yes	R1650	216 W Wilson Ave	8	Yes	Yes
Yes	R1650	406-408 W Wilson Ave	9	Yes	Yes
Yes	R1650	430-436 W Wilson Ave	16	Yes	Yes
Yes	R1650	455 W Wilson Ave	4	No	
Yes	R1650	904 E Windsor Rd	4	No	
	R2250 Zone				
Yes w/VariANCES	R2250	524 W Elk Ave	2	No	
Yes	R2250	919 Orange Grove Ave	3	No	
Yes	R2250	123 E Palmer Ave	4	No	
Yes	R2250	522 E Palmer Ave	7	Yes	Yes
No	R2250	4201 Pennsylvania Ave	23	No	
Yes	R2250	1053 Raymond Ave	3	No	

Appendix B
Regulatory Constraints Analysis

Meets Max Zoning Density	Zoning	Address	Approved Units	Lot Width Over 90 ft	Applicant Took the Lot Width Density Bonus
Yes	R2250	1057 Raymond Ave	3	No	
Yes w/Variance	R2250	1123-1127 Raymond Ave	6	No	Yes
Yes	R2250	707 Salem St	3	No	
Yes	R2250	124 Sinclair Ave	4	No	
Yes	R2250	1113 Sonora Ave	3	No	
Yes	R2250	623 South St	4	Yes-- corner lot	Yes
Yes	R2250	337 W Vine St	4	Yes	Yes
Yes	R2250	1054 Western Ave	8	Yes	Yes
	R3050 Zone				
Yes	R3050	1830 Gardena Ave	3	No	Habitat project
Yes	R3050	1314 E Garfield Ave	2	No	
Yes	R3050	1374 E Garfield Ave	3	No	Habitat project
Yes w/Variance for ground floor residences	R3050	2625 Hermosa Ave	3	No	
Yes w/Variance for ground floor residences	R3050	2631 Hermosa Ave	3	No	
Yes w/Variance	R3050	545 E Palm Dr	2	No	
Yes	R3050	2620 Piedmont Ave	23	No	
Yes	R3050	316 Raymond Ave	2	No	



APPENDIX C

GLOSSARY



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Appendix C—Glossary

CalWORKs	California Work Opportunities and Responsibility to Kids. CalWORKs is California's new welfare program. It replaced the American Families with Dependent Children (AFDC) program as of January 1, 1998. CalWORKs provides money to people who have children under 19 years old. Eligible families receive cash aid, Medi-Cal and most of them receive Food Stamps. Most aided parents are required to participate in Welfare-To-Work unless exempted. When needed, CalWORKs participants can receive supportive services such as child care, mental health and substance abuse treatment, domestic violence, transportation and job/training help. This program is administered through the Los Angeles County Department of Public Social Services (DPSS).
CDBG	Community Development Block Grant. One of several Federal financial grant programs provided to qualifying jurisdictions. The objective of the grant is to develop viable urban communities, by providing decent housing and a suitable living environment and by expanding economic opportunities, principally for person of low and moderate income. In Glendale, the funds are used for a variety of programs, such as summer youth programs, financial grants to assist the construction of nonprofit facilities serving Glendale, and City park renovation.
CHAS	Comprehensive Housing Affordability Strategy, 1994-1998. A five-year housing development plan required by Federal law which must be submitted to the Federal Department of Housing and Urban Development. The purpose of the CHAS is to assess housing needs and develop a strategy to meet those needs. The plan must be approved by HUD in order for the City to qualify for Federal funding.
Consolidated Plan	Consolidated Plan and Strategy, Fiscal Years 1995-2000. The summary of the City's plan for the Community Development Block Grants, HOME Investment Partnerships, and Emergency Shelter Grant Programs. The Plan is required to be submitted to the Federal Department of Housing and Urban Development in order for the City to qualify for Federal funding.
DPSS	The Los Angeles County Department of Public Social Services. Provides financial and other services to eligible members of the public.

Dually Diagnosed	Persons suffering from both mental illness and substance abuse.
ESG	Emergency Shelter Grant. This federal program was created as the result of the Stewart B. McKinney Homeless Assistance Act of 1987. The purpose of the funding from these grants is to help improve the quality of emergency shelters and transitional housing for the homeless and to provide assistance for the creation, operation and provision of supportive services for homeless shelter facilities.
Extremely Low Income	Defined by HUD as household income of up to 30 percent of the County Median Family Income.
HOPWA	Housing Opportunities for Persons with AIDS. The objective of this federal program is to provide states and local jurisdictions with the resources and incentives to devise long-term comprehensive strategies for meeting the housing needs of persons with AIDS or related diseases and their families.
HOME	Home Investment Partnership Program. This federal program was the result of the National Affordable Housing Act, Title II, 1990. Funding from this program can be used by participating jurisdictions for housing rehabilitation, tenant-based rental assistance, home buyer assistance, and acquisition and construction of new housing.
HUD	United States Department of Housing and Urban Development.
JTPA	Job Training Partnership Act. A federal program providing employment and job training funds to be administered locally.
Low Income	Defined by HUD as household income of 50-80 percent of the County Median Family Income.
Median Family Income	The family income figure in a range of incomes such that half of the incomes are above the median and half are below.
Moderate Income	Defined by HUD as household income of 80-120 percent of the County Median Family Income.
RDAS Set Aside	City of Glendale Redevelopment Agency Set Aside funds. Under State law, 20 percent of all redevelopment agency tax increment revenues are to be set aside for the development of housing.

RHNA	Regional Housing Needs Assessment. A list of numeric housing goals published by SCAG and which, under State law, the City must incorporate into the Housing Element.
SCAG	Southern California Association of Governments. SCAG is the local council of governments (COG) for the Los Angeles region and functions as a regional planning agency. The City of Glendale is a member of SCAG as well as the Arroyo-Verdugo sub-region of SCAG which currently consists of the jurisdictions of Burbank, Glendale and La Canada Flintridge.
Section 8	A section of the Housing Act of 1937 as amended. This federal program provides funding through HUD to aid low income families in the securing of decent, safe, and sanitary rental housing. Rental vouchers and certificates are provided to participating rental housing owners for eligible tenants in order that rent prices can be affordable to qualifying tenants. Housing assistance payments are typically the difference between the local payment standard and 30 percent of the tenant's adjusted income.
Section 202	A section of the Housing Act of 1959 (amended 1974) which authorizes HUD to provide funding of housing with supportive services for the elderly. The funds are to be used to finance the construction, rehabilitation or acquisition of housing for the purposes of providing supportive housing for seniors.
Section 811	A section of the National Affordable Housing Act which enables HUD to provide for supportive housing for persons with disabilities. Funding can be used for the construction, rehabilitation or acquisition of such housing facilities.
Section 221(d)	A section of the National Housing Act which enables HUD to provide mortgage insurance for multifamily properties consisting of SRO units. This funding insures lenders against loss of mortgages used to finance construction or rehabilitation to projects of 5 or more units which are primarily comprised of SRO units.
Shelter + Care	This program was a result of the Stewart B. McKinney Homeless Assistance Act of 1987. This program provides rental assistance, in connection with supportive services funded from sources other than this program, to homeless persons with disabilities (primarily chronic substance dependency, serious mental illness, and HIV/AIDS) and their families.

SHP	HUD Supportive Housing Program. This program was generated as a result of the Stewart B. McKinney Homeless Assistance Act of 1987. The objective of this program is to promote the development of supportive housing and supportive services to assist homeless persons in the transition from homelessness and to enable them to live independently.
SRO	Single room occupancy. SRO units are typically single-room dwellings, designed for the use of an individual, that often do not contain food preparation or sanitary facilities. Due to their small size, SRO units are typically less expensive to rent than regular apartments, so they often serve as the only affordable housing option for many low-income individuals and homeless persons.
Supportive Housing	Housing that also provides residents with social services that assist them in becoming self-sufficient. Services include case management, job and life skills training, and referral to additional services.
Upper Income	Defined by HUD as household income greater than 120 percent of the County Median Family Income.
Very Low Income	Defined by HUD as household income between 30 and 50 percent of the County Median Family Income



APPENDIX D

POTENTIAL FOR LOT CONSOLIDATION



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Appendix D

Potential for Lot Consolidation to Encourage Affordable Housing in the R-1650 and R-1250 Zones (By-Right Densities of 30 DU/Ac or greater)				
Zone	Location	Allowable Units on Lots Suitable for Consolidation Without Lot Width Bonus	Allowable Units with on Lots Suitable for Consolidation With By-Right Lot Width Bonus	Allowable By-Right Density on Lots Suitable for Consolidation Plus a 20% Affordability Density Bonus (5% Very Low or 10% Low Income) **
R-1650	611-625 E. Acacia Ave	22	29	35
R-1650	722-726 E. Acacia Ave	14	18	22
R-1650	521-525 N. Adams St	14	19	23
R-1650	320-324 N. Adams St	10	13	16
R-1650	813-817 S. Adams St	10	12	15
R-1650	236-240 Belmont St	8	11	14
R-1650	1108-1116 E. California	12	17	21
R-1650	432-436 W. California	8	11	14
R-1650	314-316 E. Chestnut	10	13	16
R-1650	213-215 W. Chestnut	8	10	12
R-1650	831-901 E. Garfield Ave	8	11	14
R-1650	200-210 W. Garfield Ave	8	10	12
R-1650	921-925 E. Lexington	8	10	12
R-1650	1003-1021 E. Lexington	20	25	30
R-1650	1307-1309 E. Lexington	8	11	14
R-1650	419-423 W. Lexington	12	16	20
R-1650	454-460 W. Lexington and 461-465 Myrtle St	24	30	36
R-1650	440-444 W. Lexington and 441 Myrtle St	12	15	18
R-1650	116-126 W. Lomita Ave and 119 W. Chestnut St	25	33	40
R-1650	724-726 S. Louise St	8	10	12
R-1650	731-735 S. Louise and 738 S. Maryland Ave	12	16	20
R-1650	1014-1028 Mariposa St	16	21	26
R-1650	1021-1023 Mariposa St	8	10	12

Appendix D

Zone	Location	Allowable Units on Lots Suitable for Consolidation Without Lot Width Bonus	Allowable Units with on Lots Suitable for Consolidation With By-Right Lot Width Bonus	Allowable By-Right Density on Lots Suitable for Consolidation Plus a 20% Affordability Density Bonus (5% Very Low or 10% Low Income) **
R-1650	725-727 S. Maryland Ave	8	11	14
R-1650	718-722 S. Maryland Ave	12	16	20
R-1650	738 S. Maryland Ave and 731-735 S. Louise	12	16	20
R-1650	459-467 W. Milford	12	16	20
R-1650	452-460 W. Milford	12	16	20
R-1650	424-432 W. Milford	12	16	20
R-1650	415-421 Myrtle St and 412-416 W. Lexington	20	25	30
R-1650	428-432 Myrtle St	8	10	12
R-1650	2709-2715 Piedmont Ave	22	29	35
R-1650	4024-4030 Ramsdell Ave	8	11	14
R-1650	409-415 Salem St	8	10	12
R-1650	421-427 Salem St	12	15	18
R-1650	441-449 Salem St and 444-448 W. California Ave	20	26	32
R-1650	459-465 Salem St and 460 W. California Ave	12	21	26
R-1650	436-444 Salem St and 443 W. Wilson	12	21	26
R-1650	118-1120 Stanley Ave	8	10	12
R-1650	1312-1316 E. Wilson	8	10	12
R-1650	415-419 W. Wilson	8	10	12
R-1650	425-429 W. Wilson and 428 Salem Street	12	15	18
R-1650	430-432 W. Wilson	10	13	16
	Total Units in R-1650 on Lots with Potential for Consolidation	521	688	843

Appendix D

Zone	Location	Allowable Units on Lots Suitable for Consolidation Without Lot Width Bonus	Allowable Units with on Lots Suitable for Consolidation With By-Right Lot Width Bonus	Allowable By-Right Density on Lots Suitable for Consolidation Plus a 20% Affordability Density Bonus (5% Very Low or 10% Low Income) **
	Total Units in R-1650 on Consolidated Lots Permitting At LE. 20 Units By-Right		260	522
R-1250	430-438 Burchett St	18	24	29
R-1250	313-317 W. California	15	20	24
R-1250	1320-1322 N. Central Ave	16	21	26
R-1250	716-720 Howard Street	10	14	17
R-1250	428-436 N. Jackson St	17	22	27
R-1250	314-321 N. Isabel St	17	22	27
R-1250	324-328 N. Isabel St	11	14	17
R-1250	429-433 Ivy St	11	14	17
R-1250	708-712 N. Kenwood St	10	13	16
R-1250	534-538 N. Kenwood St	12	15	18
R-1250	329-333 N. Kenwood St	11	14	17
R-1250	429-503 N. Kenwood St	11	14	17
R-1250	315-317 W. Lexington	12	15	18
R-1250	343-349 W. Lexington	12	15	18
R-1250	364-372 W. Lexington	15	20	24
R-1250	310-324 W. Lexington	20	27	33
R-1250	1100-1108 N. Maryland Ave	15	21	26
R-1250	546 N. Maryland St and 212 E Doran St	11	14	17
R-1250	341-343 W. Milford	12	15	18
R-1250	342-344 W. Milford	12	15	18
R-1250	347-349 W. Milford	12	15	18
R-1250	356-368 W. Milford and 359 W. Lexington	30	39	47

Appendix D

Zone	Location	Allowable Units on Lots Suitable for Consolidation Without Lot Width Bonus	Allowable Units with on Lots Suitable for Consolidation With By-Right Lot Width Bonus	Allowable By-Right Density on Lots Suitable for Consolidation Plus a 20% Affordability Density Bonus (5% Very Low or 10% Low Income) **
R-1250	369-377 W. Milford and 368 W. Doran	24	31	38
R-1250	325-331 Myrtle St	10	13	16
R-1250	342-350 Myrtle St and 341-345 W. California St	25	34	41
R-1250	353-365 Myrtle St and 348-356 W. Lexington Dr	35	47	57
R-1250	332-352 Pioneer Dr	36	49	59
R-1250	343-345 Salem St and 346 W. California	15	20	24
R-1250	1151-1153 San Rafael Ave	15	19	23
R-1250	1006-1008 San Rafael Ave	12	17	21
R-1250	1237-1231 Viola Ave	12	16	20
R-1250	361-363 W. Wilson and 354-360 Salem St	15	20	24
	Total Units in R-1250 on Lots with Potential for Consolidation	509	669	812
	Total Units in R-1250 on Consolidated Lots Permitting At LE. 20 Units By-Right		417	570
	Total Potential for Units with By-Right Densities of 30 DU/Ac or greater on Consolidated Lots	1030	1357	1655

Appendix D

Zone	Location	Allowable Units on Lots Suitable for Consolidation Without Lot Width Bonus	Allowable Units with on Lots Suitable for Consolidation With By-Right Lot Width Bonus	Allowable By-Right Density on Lots Suitable for Consolidation Plus a 20% Affordability Density Bonus (5% Very Low or 10% Low Income) **
	Total Potential for Units with By-Right Densities of 30 DU/Ac or greater on Consolidated Lots with At LE. 20 Units Per Site		677	1092

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Available Development Sites
Suitable for Density Bonus Via
Lot Consolidation
Housing Element 2006-2014

- Zoning
- R3050-Moderate Dens. Residential
 - R2250-Med. Dens. Residential
 - R1650-Med. High Dens. Residential
 - R1250-High Dens. Residential
- Available Sites
- Vacant
 - Underdeveloped



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Available Development Sites
Suitable for Density Bonus Via
Lot Consolidation
Housing Element 2006-2014

- Zoning
- R3050-Moderate Dens. Residential
 - R2250-Med. Dens. Residential
 - R1650-Med. High Dens. Residential
 - R1250-High Dens. Residential
- Available Sites
- Vacant
 - Underdeveloped



21 units vs. 16

16 units vs. 12

1322

1320

1304

1237

1231

1231

1212

1211

1211

1146

1145

1137



0 50 100 200 Feet

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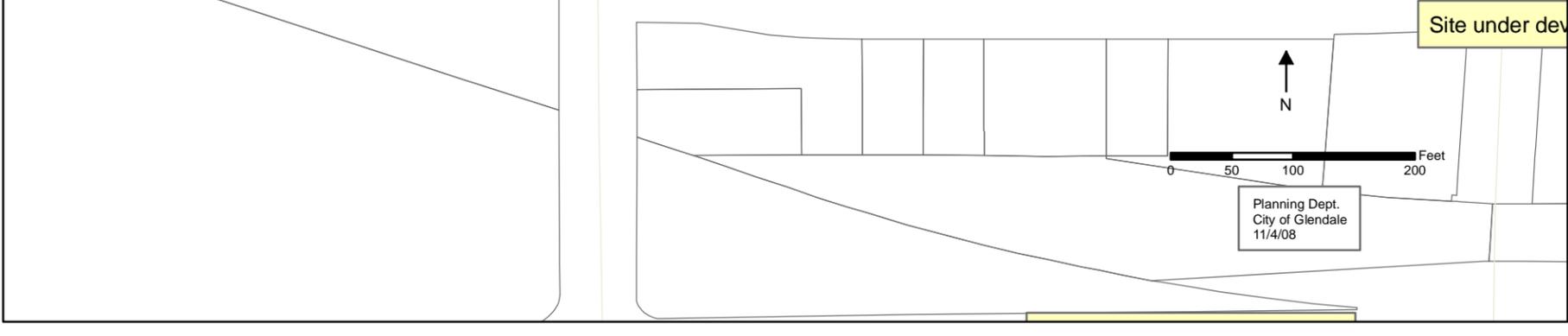
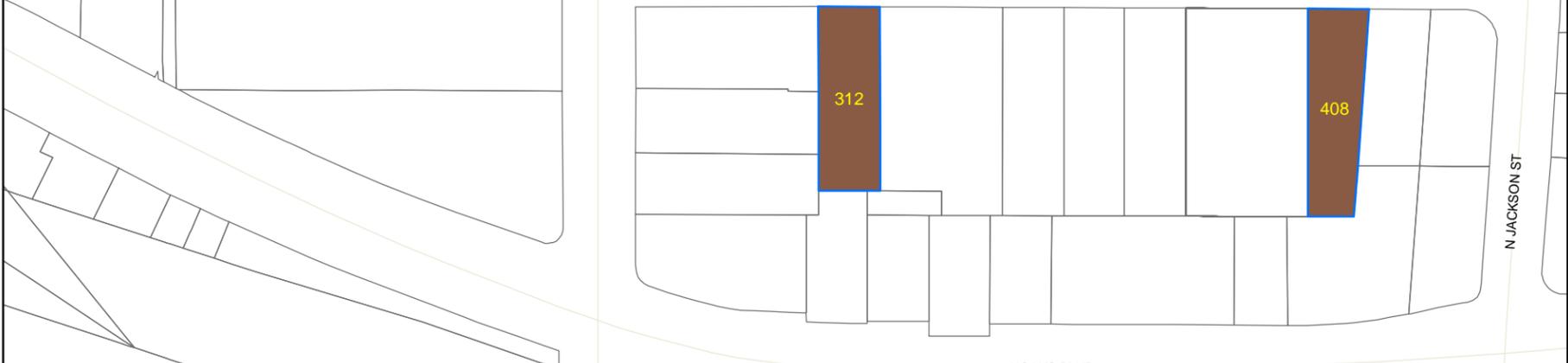
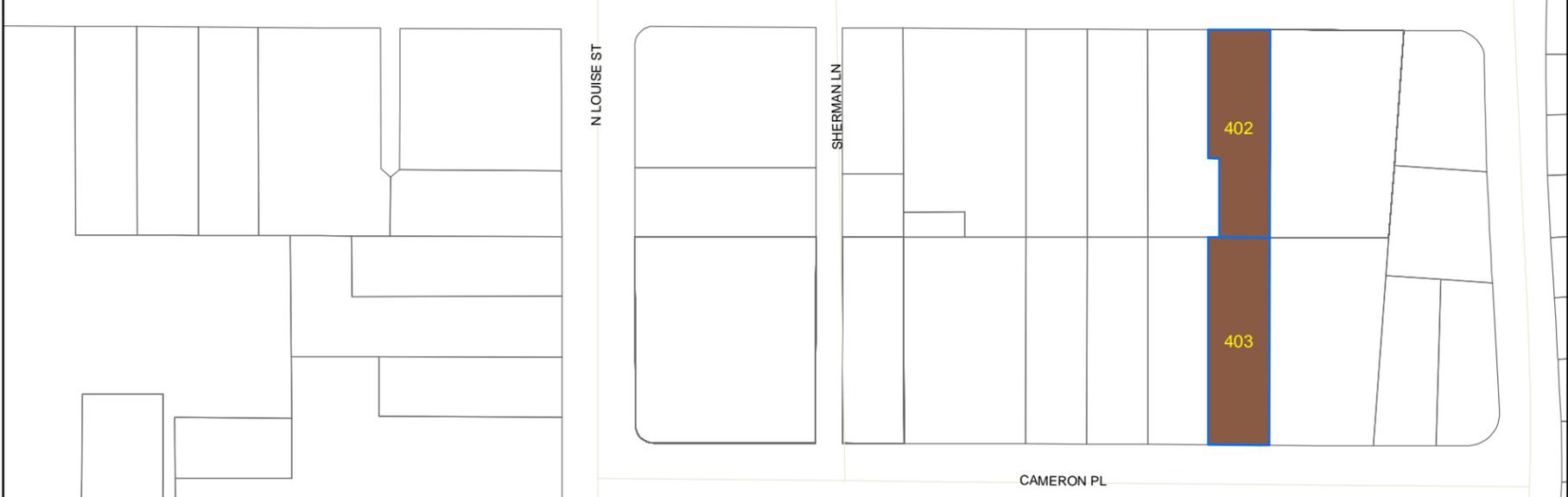
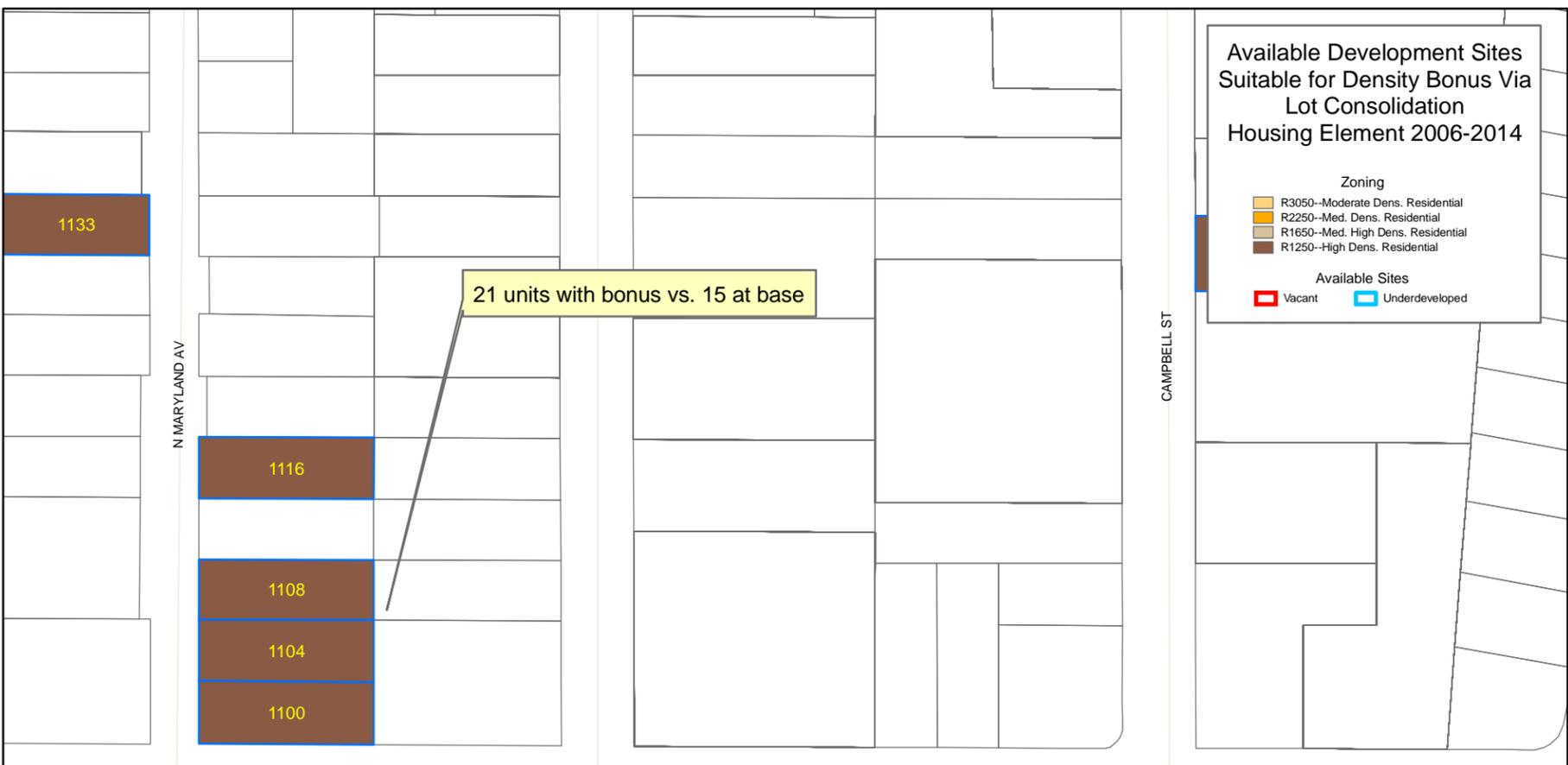
Available Development Sites Suitable for Density Bonus Via Lot Consolidation Housing Element 2006-2014

Zoning

- R3050-Moderate Dens. Residential
- R2250-Med. Dens. Residential
- R1650-Med. High Dens. Residential
- R1250-High Dens. Residential

Available Sites

- Vacant
- Underdeveloped



Available Development Sites Suitable for Density Bonus Via Lot Consolidation Housing Element 2006-2014

Zoning

- R3050-Moderate Dens. Residential
- R2250-Med. Dens. Residential
- R1650-Med. High Dens. Residential
- R1250-High Dens. Residential

Available Sites

- Vacant
- Underdeveloped

Site under devel.--no longer available

13 units with bonus vs. 10 base

14 units with dens. bonus vs. 10 base

15 units with bonus vs. 12 base

22 vs. 17 units

22 vs. 17 units

14 vs. 11 units



0 116.5 233 466 Feet
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Available Development Sites Suitable for Density Bonus Via Lot Consolidation Housing Element 2006-2014

Zoning

- R3050-Moderate Dens. Residential
- R2250-Med. Dens. Residential
- R1650-Med. High Dens. Residential
- R1250-High Dens. Residential

Available Sites

- Vacant
- Underdeveloped



14 vs. 10 units

14 vs. 11 units

14 vs. 11 units

22 vs. 17 units

625

608

546

212

536

528

538

534

503

429

416

400

339

333

329

14

237

Available Development Sites Suitable for Density Bonus Via Lot Consolidation Housing Element 2006-2014

Zoning

- R3050-Moderate Dens. Residential
- R2250-Med. Dens. Residential
- R1650-Med. High Dens. Residential
- R1250-High Dens. Residential

Available Sites

- Vacant
- Underdeveloped



24 vs. 18 units

49 vs. 36 units

31 vs. 24 units

15 vs. 12 units

2 units

39 vs. 30 units

20 vs. 15 units

27 vs. 20 units

13 vs. 10 units

47 vs. 35 units

20 vs. 15 units

34 vs. 25 units

20 vs. 15 units



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Available Development Sites Suitable for Density Bonus Via Lot Consolidation Housing Element 2006-2014

Zoning

- R3050-Moderate Dens. Residential
- R2250-Med. Dens. Residential
- R1650-Med. High Dens. Residential
- R1250-High Dens. Residential

Available Sites

- Vacant (Red outline)
- Underdeveloped (Blue outline)



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0 116.5 233 466 Feet

15 vs. 12 units

16 vs. 12 units

31 vs. 24 units

39 vs. 30 units

30 vs. 24 units

20 vs. 15 units

25 vs. 20 units

10 vs. 8 units

47 vs. 35 units

11 vs. 8 units

34 vs. 25 units

21 vs. 12 units

20 vs. 15 units

26 vs. 20 units

21 vs. 12 units

13 vs. 10 units

15 vs. 12 units

10 vs. 8 units

14 vs. 11 units

N KENILWORTH AV

N PACIFIC AV

N COLUMBUS AV

SPACIFIC AV

W MILFORD ST

W LEXINGTON DR

W CALIFORNIA AV

SALEM ST

W WILSON AV

W BROADWAY

W LEXINGTON DR

MYRTLE ST

IVY ST

467 465 459

460 456 452

468 460 458 454

537 515

524 508 506

525 521 517

542

520 504

521 517 513 509 505 501

524 512 508

424 410

439 423 421 419

444 440

432 428

416 415

460 448

465 463 459

467 452

460 452 444

432 430

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372 368 364

365 345

360 354 348

364 346

360 354 348

363 361

354

347

2

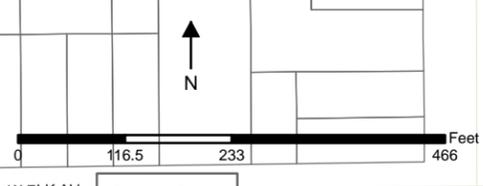
Available Development Sites Suitable for Density Bonus Via Lot Consolidation Housing Element 2006-2014

Zoning

- R3050-Moderate Dens. Residential
- R2250-Med. Dens. Residential
- R1650-Med. High Dens. Residential
- R1250-High Dens. Residential

Available Sites

- Vacant
- Underdeveloped



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33 vs. 25 units

10 vs. 8 units

13 vs. 10 units

16 vs. 12 units

11 vs. 8 units

10 vs. 8 units

10 vs. 8 units

16 vs. 12 units

10 vs. 8 units

1021
1023

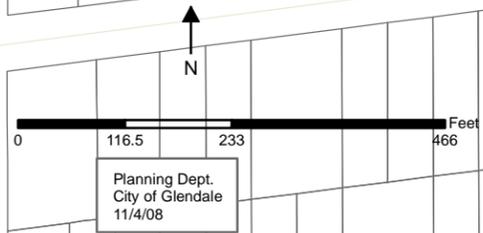
Available Development Sites Suitable for Density Bonus Via Lot Consolidation Housing Element 2006-2014

Zoning

- R3050-Moderate Dens. Residential
- R2250-Med. Dens. Residential
- R1650-Med. High Dens. Residential
- R1250-High Dens. Residential

Available Sites

- Vacant
- Underdeveloped



Available Development Sites Suitable for Density Bonus Via Lot Consolidation Housing Element 2006-2014

Zoning

- R3050-Moderate Dens. Residential
- R2250-Med. Dens. Residential
- R1650-Med. High Dens. Residential
- R1250-High Dens. Residential

Available Sites

- Vacant
- Underdeveloped

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11 vs. 8 units

29 vs. 22 units

12 vs. 10

21 vs. 16 units

18 vs. 14 units

lots

CRESCENT DR

Available Development Sites Suitable for Density Bonus Via Lot Consolidation Housing Element 2006-2014

Zoning

- R3050-Moderate Dens. Residential
- R2250-Med. Dens. Residential
- R1650-Med. High Dens. Residential
- R1250-High Dens. Residential

Available Sites

- Vacant
- Underdeveloped



12 vs. 10 units

Available Development Sites Suitable for Density Bonus Via Lot Consolidation Housing Element 2006-2014

Zoning

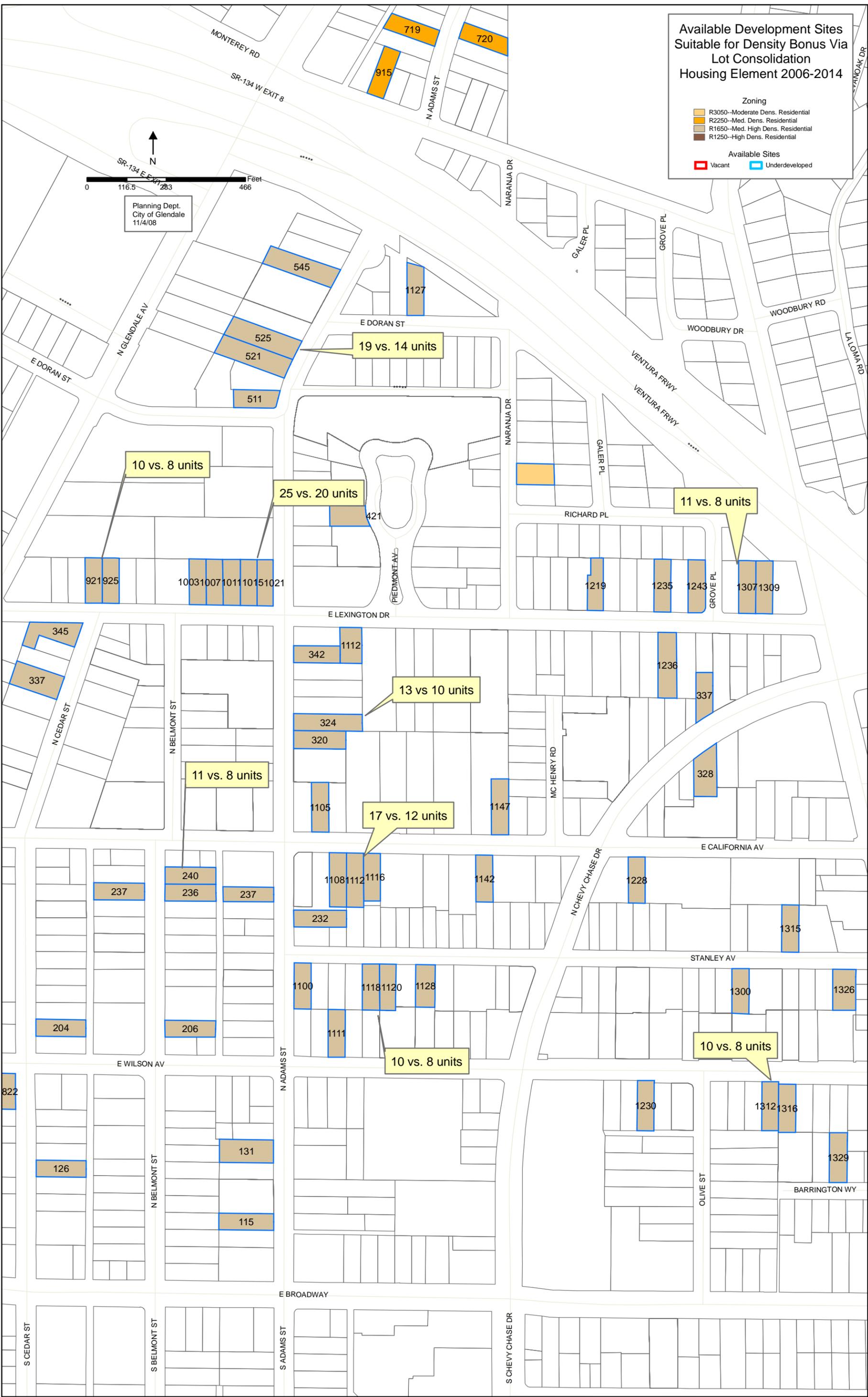
- R3050-Moderate Dens. Residential
- R2250-Med. Dens. Residential
- R1650-Med. High Dens. Residential
- R1250-High Dens. Residential

Available Sites

- Vacant
- Underdeveloped



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APPENDIX E

LIST OF LOCAL PUBLIC AGENCIES, PUBLIC OR PRIVATE NON-PROFIT CORPORATIONS, AND FOR-PROFIT ORGANIZATIONS WITH LEGAL AND MANAGERIAL CAPACITY TO ACQUIRE AND MANAGE AT-RISK PROJECTS (GOVERNMENT CODE SECTION 65583(A)(8)(C).

(Excel Attachment of Qualified Entities At-Risk)



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Organizations with Capacity At-Risk Units

ALL COUNTIES	3R Real Estate	3605 Long Beach Blvd.	Long Beach	CA	90807 (562) 989-3730	Gary Kammer	(562) 989-3670	37064	Profit-motivated individual or organiza	X	gkammer@fairviewinc.com
ALL COUNTIES	A. F. Evans Development, Inc.	1000 Broadway #300	Oakland	CA	94607 (510) 891-9400	Craig Adelman	(510) 891-9004	37509	Profit-motivated individual or organiza	X	38391
ALL COUNTIES	Affordable Community Housing Trust	7901 La Riviera Drive	Sacramento	CA	95826 (916) 381-2001	M. McClenaghan	(916) 381-7321	36678	Local, regional, national public agency	X	calum@speedlink.com
ALL COUNTIES	Allied Pacific Development, LLC	169 Saxony Road, Suite 103	Encinitas	CA	92024 (760) 557-1480		(760) 557-1480	40325		X	
ALL COUNTIES	Alpha Property Management, Inc.	1755 East Martin Luther King Blvd. 6120 Stoneridge Mall Road, 3rd Flr.	Los Angeles	CA	90058 (323) 231-4174	Francis Rath	(323) 234-3072	36815	Profit-motivated individual or organiza	X	frath@alphaproperty.com
ALL COUNTIES	American Baptist Homes of the West	250 N. Harbor Drive, No. 319	Pleasanton	CA	94588 (925) 924-7100	Ancel Romero	(925) 924-7101	36151	Local, regional, national public agency	X	38842
ALL COUNTIES	American Communities, LLC	2878 Camino Del Rio S., Ste. 100	Redondo Beach	CA	90277 (310) 798-5656	Frank Fonseca	(310)798-0274	37599	Profit-motivated individual or organiza	X	
ALL COUNTIES	Amerland Communities, LLC	555 California St., 6th Floor	San Diego	CA	92108 (619) 497-3075	Jules Arthur	(619) 497-3085	38021			JULES@AMERLAND.BZ
ALL COUNTIES	Bank of America, N.A.	268 Bush St., #3534	San Francisco	CA	94104 (415) 953-2631	Gabriel Speyer	(415) 622-1671	39420			
ALL COUNTIES	Belveron Real Estate Partners, LLC	8105 Irvine Center Drive, Suite 830	San Francisco	CA	94104 (415) 273-6801		(415) 520-5688	40325		X	
ALL COUNTIES	Bentall Residential, LLC	3255 Wilshire Blvd. Ste. 815	Irvine	CA	92618 (949) 753-0555	Ken Reiner	(949) 753 7590	37802	Profit-motivated individual or organization		
ALL COUNTIES	Beyond Shelter Housing Development Co	4770 Campus Drive, No. 200	Los Angeles	CA	90010 (213) 251-2111	Andrea Davis	(213) 480-0846	37601	Local, regional, national nonprofit org.	X	
ALL COUNTIES	Brian L. Fitterer, Inc.	345 Spear Strett, Suite 700	Newport Beach	CA	92660 (949) 862-1500	Brian Fitterer	(949) 862-1501	37117	Profit-motivated individual or organiza	X	BLFINC862@garthlink.net
ALL COUNTIES	BRIDGE Housing Corporation	2950 Buskirk Ave., Ste. 312	San Francisco	CA	94105 (415) 989-1111	Brad Wiblin	(415) 495-4898	36157	Local, regional, national public agency	X	40536
ALL COUNTIES	Bridge Partners	P.O. Box 9414	Walnut Creek	CA	94597 (925) 457-256-344	Julie Gutzwiller	(925) 256-1635	39164		X	39205 gutzwiller@bridgepartners.com
ALL COUNTIES	BUILD Leadership Development, Inc.	Pier 9, Suite 114	Newport Beach	CA	92658 (877) 644-9422	Tracy Green	(949) 719-9711	38021	Local, regional, national nonprofit org.	X	
ALL COUNTIES	Cabouchon Properties, LLC	717 K Street, Suite 400	San Francisco	CA	94111 (415) 433-2000	Susan Terrado	(415) 433-2000	38105			
ALL COUNTIES	California Coalition for Rural Housing	4530 E. Thousand Oaks Blvd., Suite 100	Sacramento	CA	95814 (916) 443-4448	Dewey Bandy	(916) 447-0458	39001		X	DBandy@calruralhousing.org
ALL COUNTIES	California Commercial Investment Group	225 West Broadway, Ste. 120	Westlake Village	CA	91362 (805) 495-8400		(805) 495-5471	40536		X	40688
ALL COUNTIES	California Community Reinvestment Corp	100 Corporate Pointe, Suite 250	Glendale	CA	91204 (818) 550-9800	George Vine	(818) 550-9806	36909	Local, regional, national nonprofit org.	X	
ALL COUNTIES	California Housing Finance Agency	P.O. Box 4034	Culver City	CA	90230 (310) 342-5415	Margaret Alvarez	(310) 342-1226			5	malvarez@calhfa.ca.gov
ALL COUNTIES	California Housing Finance Agency	500 Capitol Mall, Suite 400	Sacramento	CA	95812 (916) 326-8801	Bob Deaner	(916) 327-5115			5	bdeaner@calhfa.ca.gov
ALL COUNTIES	California Housing Finance Agency	369 Pine Street, Suite 300	Sacramento	CA	95814 (916) 326-8801	Bob Deaner	(916) 327-5115				bdeaner@calhfa.ca.gov
ALL COUNTIES	California Housing Partnership Corporatic	3315 Airway Drive	San Francisco	CA	94104 (415) 433-6804	Matt Schwartz	(415) 433-6805	36822	Local, regional, national public agency	X	39989 mwacks@chpc.net
ALL COUNTIES	California Human Development Corporat	725 South Coast Highway 101	Santa Rosa	CA	95403 (707) 523-1155	George Ortiz	(707) 523-3776	37802	Local, regional, national nonprofit org.	X	
ALL COUNTIES	Chelsea Investment Corporation	26 O'Farrell St. #506 1925 Century Park East, Suite 1900	Encinitas	CA	92024 (760) 456-6000	Jim Schmid Norrie Boyd	(760) 456-6001	39001		X	
ALL COUNTIES	Citizens Housing Corp	3803 E. Casselle Ave	San Francisco	CA	94108 (415) 421-8605	James Buckley	(415) 421-8615	36151	Local, regional, national public agency	X	home@citizenshousing.org
ALL COUNTIES	Community Development & Preservation	4305 Univeristy Ave. Suite 550	Los Angeles	CA	90067 (310) 208-1888	Charles L. Schewenr	(310) 208-1717	38021			
ALL COUNTIES	Community Housing Assistance Program,	15303 Ventura Blvd., Suite 1100	Orange	CA	92869 (714) 744-6252	Ken Robertson	(714) 744-6850	36298	Local, regional, national public agency	X	chapahq1@aol.com
ALL COUNTIES	Community Housing Works	4612 Alta Canyada Road	San Diego	CA	92105 (619) 282-6647	Anne Wilson	(619) 282-4145	39001		X	40934
ALL COUNTIES	Corporation for Better Housing	300 Turney Street, 2nd Floor	Sherman Oaks	CA	91403 (818) 905-2430 x10	Mary Silverstein	(818) 905-3839	39001		X	
ALL COUNTIES	Creative Housing Coalition	6043 Tampa Ave, Ste. 101A	La Canada	CA	91011 (805) 736-9342	Jane Anderson	(805) 736-9342	38126		X	
ALL COUNTIES	Dawson Holdings, Inc.	594 Howard St., Ste 204	Sausalito	CA	94965 (801) 244-6658	Tim Fluetsch	(801) 733-6116	40536		X	
ALL COUNTIES	DML & Associates Foundation	2169 E. Francisco Blvd., Ste. B	Tarzana	CA	91356 (818) 708-2710	Myron Lieberman	(818) 708-1944	36301	Local, regional, national nonprofit org.	X	
ALL COUNTIES	Domus Development, LLC	530 South Boyle Avenue	San Francisco	CA	94105 (415) 856-0010	Meea Kang	(415) 856-0264	38021		X	39422
ALL COUNTIES	EAH, Inc.	3480 Torrance Blvd., Suite 100 5510 Morehouse Drive, Suite 200	San Rafael	CA	94901 (415) 258-1800	Alvin Bonnett	(415) 453-3683	36301	Local, regional, national public agency	X	ab@eah.org
ALL COUNTIES	East Los Angeles Community Corporation	6700 Fallbrook Avenue, #111	Los Angeles	CA	90033 (323) 269-4214	Ernesto Espinoza	(323) 261-1065	37085	Local, regional, national nonprofit org.	X	40536
ALL COUNTIES	Episodes International, LLC	2600 Michelson Dr, Ste. 1050	Torrance	CA	90503 (310) 971-8046	Fearl Sharayne Chat	(310) 540-8336	38513		X	
ALL COUNTIES	Fairfied Residential LLC		San Diego	CA	92121 (858) 824-6406	Paul Kudirka	(858) 635-8606	39420			pkudirka@ffres.com
ALL COUNTIES	Fallbrook Capital Corporation		West Hills	CA	91307 (818) 712-6931	Brandt Blaken	(818) 712-6931	38139		X	
ALL COUNTIES	Foundation for Affordable Housing III, Inc		Irvine	CA	92612 (949) 440-8277	Tom or Deborah W	(949) 440-8275	36175	Local, regional, national public agency	X	36815 willard@home.com

Organizations with Capacity At-Risk Units

ALL COUNTIES	Foundation for Affordable Housing, Inc.	30950 Rancho Viejo Road, Suite 100	San Juan Capistrano	CA	92675 (949) 443-9101	Wallace K. Shepher(949) 443-9133	36159	Local, regional, national nonprofit org.	X	40448	Afrdblhsng@aol.com
ALL COUNTIES	Goldrich & Kest Industries, LLC	5150 Overland Avenue	Culver City	CA	90230 (310) 204-2050	Carole Glodney (310) 204-1900	37006	Profit-motivated individual or organiza	X		Carole@Gkind.com
ALL COUNTIES	GWR Homes, Inc.	1445 Huntington Drive, #200	South Pasadena	CA	91030 (626) 441-5900	Lynda Murray Thorr (626) 441-5900	38047		X		
ALL COUNTIES	Hampstead Development Group, Inc.	3413 30th Street	San Diego	CA	92104 (619) 543-4200	Chris Foster (619) 543-4220	38842		X	40779	
ALL COUNTIES	Hampstead Partners, Inc.	1205 Prospect Street	La Jolla	CA	92037 (858) 456-6500	Jefferson E. Jallo (858) 456-9590	38293				jeff@hampstead.com
ALL COUNTIES	HELP Development Corp.	30 East 33rd St	New York City	NY	10016 (212) 779-3350	John Maneval (212) 444-3860	36321	Local, regional, national public agency	X		hdcproperties@worldnet.att.net
ALL COUNTIES	Hendricks & Partners	3100 Zinfindel Drive, Suite 100	Rancho Cordova	CA	65970 (916) 638-5000	Al Inouye (916) 638-5800	38562		X	39100	jvansteyn@hpapts.com
ALL COUNTIES	Highland Pacific Development Company	3230 Eastlake Avenue, Ste. B	Seattle	WA	98102 (206) 568-6566	Matthew J. Campbe(206) 568-6566	38110	Local,regional,national	X		
ALL COUNTIES	Insight Development	No contact information provided				Wah Chen					
ALL COUNTIES	Joshua's House	24111 NE Halsey St., Ste. 203	Troutdale	OR	97060 (503) 661-1999	Mark Miles (503) 667-8253	36298	Local, regional, national public agency	X		mark@joshuashouse.org
ALL COUNTIES	KDF Communities, LLC	1301 Dove St., Suite 720	Newport Beach	CA	92660 (949) 622-1888 x 2	John Bernard (949) 851-1819	37603	Profit-motivated individual or organiza	X	39001	
ALL COUNTIES	Linc Housing Corporation	100 Pine Avenue, # 500	Long Beach	CA	90802 (562) 684-1100	Hunter L. Johnson (562) 684-1137	37879			39650	
ALL COUNTIES	Maximus Properties, LLC	23586 Calabasas Road, Ste. 103	Calabasas	CA	91302 (818)449-4004	Jeffrey S. McGuire (818) 449-4004	38105		X		jmcguire@remax.net
ALL COUNTIES	MBK Management Corporation	23586 Calabasas Road, Ste. 100	Los Angeles	CA	91302 (818) 222-2800	Mark Kanter (818) 222-1793	38050		X		mkanter@crllc.com
ALL COUNTIES	Mercy Housing California	1360 Mission St., Suite 300	San Francisco	CA	94103 415-355-7160	Janet Falk (415) 553-6373	37599	Local, regional, national nonprofit org.	X	39056	jfalk@mercyhousing.org
ALL COUNTIES	Mercy Housing, Inc.	601 18th Avenue, Ste. 150	Denver	CO	80203 (303) 830-3374	Chuck Wehrwein/Jc(303) 830-3451	36908	Local, regional, national public agency	X		cwehrwein@mercyhousing.org or jrc
ALL COUNTIES	Mesa Realty Advisors	56 Cbana Blanca	Henderson	NV	89012 (310) 213-5310	Rick W. Toney	40448		X	41177	
ALL COUNTIES	Mill Rock Capital, LLLC	4 Embarcadero Center, 3rd Floor	San Francisco	CA	(415) 730-7126	Brent Reid ---	40536		X		
ALL COUNTIES	Monica Munoz			CA			38020				
ALL COUNTIES	National Affordable Housing Trust	2335 North Bank Drive	Columbus	OH	43220 (614) 451-9929	Robert Snow (614) 451-3370	36678	Local, regional, national public agency	X		bsnow@naht.org
ALL COUNTIES	National Church Residences	2335 North Bank Drive	Columbus	OH	43220 (614) 451-2151	John E. Stock (614) 451-0351	37085	Local, regional, national public agency	X		jstock@ncr.org
ALL COUNTIES	National Housing Development Corporati	10621 Civic Center Drive, First Floor	Rancho Cucamonga	CA	91730 (909) 291-1400	David Garcia (909) 291-1401	36297	Local, regional, national public agency	X	36781	dgarcia@NHDC.org
ALL COUNTIES	National Housing Trust	P.O. Box 3458	Walnut Creek	CA	94598 (925) 945-1774	Donna Kelley (925) 945-7720	36151	Local, regional, national public agency	X		dKelley@NHTINC.ORG
ALL COUNTIES	Newport Development, LLC	9 Cushing, Ste. 200	Irvine	CA	92618 (949) 923-7812	Warren Allen (949) 585-0449	37509	Profit-motivated individual or organiza	X		
ALL COUNTIES	OSM Investment Company	5155 Rosecrans Avenue, Suite. 120	Hawthorne	CA	90250 (310) 676-0451	Michael Orwitz (310) 676-0497	36192	Profit-motivated individual or organiza	X		osm@earthlink.net
ALL COUNTIES	Palm Desert Development Company	PO Box 3958	Palm Desert	CA	92261 (760) 568-1048	Karen Merritt (760) 568-9761	40119		X		
ALL COUNTIES	Pangaea Real Estate, Inc.	P.O. Box 9415	Newport Beach	CA	92658 (775) 854-4332	Tracy Green (775) 806-4599	38321		x		
ALL COUNTIES	Paramount Financial Group, Inc.	1655 North Main Street, Suite 220	Walnut Creek	CA	94596 (800) 850-0694	Scott Fricker (925) 927-4793	36511	Profit-motivated individual or organiza	X		sfricker@paramountwest.com
ALL COUNTIES	Petaluma Ecumenical Properties Inc.	1400 Caulfield Lane 21515 Hawthorne Blvd.	Petaluma	CA	94954 (707) 762-2336	Vera R. Ciammetti (707) 762-4657	37852	Local, regional, national nonprofit org.	X		
ALL COUNTIES	Preservation Partners Development	Suite 125	Torrance	CA	90503 (310) 802-6681	Kelly Boyer (310) 802-6680	41290		X		
ALL COUNTIES	Primoris Equity Group LLC	120 S. Harbor Blvd	Anaheim	CA	92805 (855) 482-6624	Angelo Casino (871) 308-4833	41318		X		
ALL COUNTIES	Related Companies of California	18201 Von Karman Ave. Ste. 400	Irvine	CA	92612 (949)660-7272	William Witte (949) 660-7273	36151	Profit-motivated individual or organiza	X		Bwitte@related.com3
ALL COUNTIES	Renaissance Housing Communities	110 Pacific Avenue, Suite 292	San Francisco	CA	94111 (415)0419-4027	David Silver (415) 789-448	40399		X		
ALL COUNTIES	Resources for Community Development	2730 Telegraph Ave 5150 E. Pacific Coast HWY., Ste. 600	Berkeley	CA	94705 (510). 841.4410	Dan Sawislak (916) 548-3502	38253		X	38266	www.rcdhousing.org
ALL COUNTIES	Retirement Housing Foundation	21520 Yorba Linda Blvd, Suite G-548	Yorba Linda	CA	92887 (714) 837-6138	Pamela Mikus	40326		X		MikusP@therichmangroup.com
ALL COUNTIES	Scott Williams	No contact information provided									
ALL COUNTIES	Shelem, Inc	24111 NE Halsey St., Ste. 202	Troutdale	OR	97060 (503) 661-1999	Mark Miles (503) 667-8253	36298	Local, regional, national public agency	X		mark@shelem.org
ALL COUNTIES	Skyline Real Estate Development & Acqui	P.O. Box 7613	Newport Beach	CA	92658 (949) 293-4705	Lynn Miller (949) 719-9711	38021	Profit-motivated individual or organiza	X		skylinerealestate@cox.net
ALL COUNTIES	SLSM, LLC	651 29th St.	San Francisco	CA	94101 (415) 826-0301	Ste.phen Matton (415) 826-4122	36298	Profit-motivated individual or organiza	X		mattoon@ix.netcom.com
ALL COUNTIES	Solari Enterprises, Inc.	1544 W. Yale Ave	Orange	CA	92687 (714) 282-2520	Bruce Solari (714) 282-2521	36889	Profit-motivated individual or organiza	X		solari@solari-ent.com
ALL COUNTIES	Squier Properties, LLC	1157 Lake Street	Venice	CA	90291 (310) 418-6389	Scott Richards (310) 418-6389	38105	Profit-motivated individual or organiza	X		gsquier@earthlink.net

Organizations with Capacity At-Risk Units

ALL COUNTIES	Steadfast Properties and Development, Inc.	20411 S.W. Birch Street, Ste.. 200	Newport Beach	CA	92660 (949) 852-0700	Sarah Metherell	(949) 852-0143	37509	Profit-motivated individual or organization	X	smetherell@SteadfastCompanies.com
ALL COUNTIES	Survivors of Assault Recovery	6333 College Grove Way F3	San Diego	CA	92115 (619) 582-4914	Joyce Edge	none	37601	Local, regional, national nonprofit org.	X	
ALL COUNTIES	SWJ Housing	PO Box 815	Sebastopol	CA	95473 (707) 823-9884	Scott Johnson	(707) 634-1422	40996		X	
ALL COUNTIES	The John Stewart Company	1388 Sutter St., 11th Floor	San Francisco	CA	94109 (415) 345-4400	Jack Gardner	(415) 614-9175	37852	Profit-motivated individual or organization	X	11/13/20 jscosf@jsco.net
ALL COUNTIES	The Trinity Housing Foundation	836 Avalon Ave	Lafayette	CA	94549 (925) 385-0754	Bill Leone	(925) 215-2403	36172	Local, regional, national public agency	X	41074 bleone@apr.com
ALL COUNTIES	Townspeople, Inc.	3960 Park Blvd	San Diego	CA	92115 (916) 327-2643	Jon P. Derryberry	(619) 295-4203	38275			www.townspeople.com
ALL COUNTIES	Treadstone Housing, LLC	1010 2nd Avenue, Suite 1040	San Diego	CA	92101 (619) 794-2200	Courtney D. Allen	(619) 794-2202	39016		X	
ALL COUNTIES	Union Partners Realty Group, Inc.	24 Professional Center, Ste. 250	San Rafael	CA	94903 (415) 446-1811	Michael McDonnell	(415) 383-0701	36532	Profit-motivated individual or organization	X	UPRG@aol.com
ALL COUNTIES	USA Properties Fund	2440 Professional Drive	Roseville	CA	95661 (916) 773-5866	Geoffrey C. Brown	(916) 773-5866	39275			
ALL COUNTIES	Wakeland Housing & Community Development	625 Broadway, Ste. 1000	San Diego	CA	92010 (619) 235-2296	Ken Sauder	(619) 235-5386	38713		X	
ALL COUNTIES	West Bay Housing Corporation	1390 Market Street, Ste. 405	San Francisco	CA	94102 (415) 618-0012	Bill Pickel	(415) 618-0228	38448		X	41177
ALL COUNTIES	William G. Ayyad, Inc.	9252 Chesepeake Dr., Suite 100	San Diego	CA	92123 (858) 244-0900 x 1	Jamo Kennedy	(858) 244-0909	37852	Profit-motivated individual or organization	X	
ALL COUNTIES	WNC Community Preservation Partners, Inc.	17782 Sky Park Circle	Irvine	CA	92620 (714) 662-5565 x 278		(714) 662-4412	40605		X	
LOS ANGELES	A Community of Friends	3345 Wilshire Blvd., Ste. 1000	Los Angeles	CA	90010 (213) 480-0809	J. Monique Lawshe	(213) 480-1788	36145	Local, regional, national public agency	X	ACOF@Earthlink.Net
LOS ANGELES	Abbey Road Inc.	15305 Rayen Street	North Hills	CA	91343 (818) 332-8008	Jonathon Dilworth	(818) 332-8101	40996		X	
LOS ANGELES	Access Community Housing, Inc.	2250 E. Imperial Highway, #200	El Segundo	CA	90245 (310) 648-6648	Herb Child	(310) 648-6649	36152	Local, regional, national nonprofit org.	X	
LOS ANGELES	Affordable Homes	P.O. Box 900	Avilla Beach	CA	93424 (805) 773-9628	Harold Rosen	(805) 773-9629	36153	Local, regional, national nonprofit org.	X	Hrosen@email.msn.com
LOS ANGELES	Affordable Housing People	7720 B El Camino Real, Ste. 159	Carlsbad	CA	92009 (760) 436-5979	Lance Carnow	(760) 436-5929	36166	Local, regional, national public agency	X	LANCECAR@MILL.NET
LOS ANGELES	Century Housing Corporation	300 Corporate Pointe, Ste. 500	Culver City	CA	90230 (310) 642-2007	Ken Reed	(310) 258-0710	36153	Local, regional, national public agency	X	
LOS ANGELES	Century Pacific Equity Corporation	1925 Century Park East, Ste. 1900	Los Angeles	CA	90067 (310) 208-1888	Charles L. Schewen	(310) 208-1717	38021			
LOS ANGELES	City Housing Real Estate Services	PO Box 561574	Los Angeles	CA	90056 (562) 809-8152	Carmen Hill		39001		X	CitiHousing20@aol.com
LOS ANGELES	City of Pomona Housing Authority	505 South Garey Ave	Pomona	CA	91766 (909) 620-2120	Hector Apodaca	(909) 620-3702	36152	Local, regional, national nonprofit org.	X	Hector_Apodaca@ci.Pomona.Ca.Us
LOS ANGELES	Coalition for Economic Survival	514 Shatto Place, Suite 270	Los Angeles	CA	90020 (213) 252-4411	Alison Dickson	(213) 252-4422	38876		X	
LOS ANGELES	Community Partnership Dev. Corp	7225 Cartwright Ave	Sun Valley	CA	91352 (818) 503-1548	Ollie Mc Caulley	(818) 765-0047	36153	Local, regional, national nonprofit org.	X	cpdc@earthlink.net
LOS ANGELES	Community Rehabilitation Services, Inc	4716 Cesar E. Chavez Ave.	Los Angeles	CA	90022 (323) 266-0453	Al Rivera	(323) 266-7992	36158	Local, regional, national nonprofit org.	X	crscla@pacbell.net
LOS ANGELES	CSI Support & Development Services	201 E. Huntington Drive	Monrovia	CA	91016 (626) 599-8464	Isa Woods	(626) 599-8463	40448		X	
LOS ANGELES	DML & Associates Foundation	6043 Tampa Ave, Ste. 101A	Tarzana	CA	91356 (818) 708-2710	Myron Lieberman	(818) 708-1944	36301	Local, regional, national nonprofit org.	X	
LOS ANGELES	Doty-Burton Associates	1224 East Wardlow Road	Long Beach	CA	90807 (562) 5957567	Stephen Doty	(562) 492-6647	36998	Profit-motivated individual or organization	X	Sdoty@Lomco.com
LOS ANGELES	Eden Housing, Inc.	409 Jackson St	Hayward	CA	94544 (510) 582-1460	Catherine A. Merschel	(510) 582-6523	36153	Local, regional, national public agency	X	Cmerschel@edenhousing.org
LOS ANGELES	FAME Housing Corporation	2248 S. Hobart Blvd	Los Angeles	CA	90018 (323) 737-0897	Peggy G. Hill	(323) 737-0292	36157	Local, regional, national nonprofit org.	X	www.FAME CHURCH. ORG
LOS ANGELES	Foundation for Quality Housing Opportunities	4640 Lankershim Blvd., #204	North Hollywood	CA	91602 (818) 763-0810	Sy or Gary Braverman	(818) 766-0635	36153	Local, regional, national nonprofit org.	X	
LOS ANGELES	Francis R. Hardy, Jr.	2735 W. 94th Street	Inglewood	CA	90305 (323) 756-6533	Francis R. Hardy, Jr.	(323) 756-6533	37882			
LOS ANGELES	Hart Community Homes	2807 E. Lincoln Ave	Anaheim	CA	92086 (714) 630-1007	William Hart	(714) 630-3714	38713		X	
LOS ANGELES	Hollywood Community Housing Corp.	1726 N. Whitley Ave	Hollywood	CA	90028 (323) 469-0710	Christina V. Duncan	(323) 469-1899	36152	Local, regional, national nonprofit org.	X	
LOS ANGELES	Home and Community	2425 Riverside Place	Los Angeles	CA	90039 (213) 910-9738	Sabrina Williams	(213) 913-5819	38684			
LOS ANGELES	Hope - Net	760 S. Westmoreland Ave	Los Angeles	CA	90005 (213) 389-9949	Canoace Whalen	(213) 389-0098	36152	Local, regional, national nonprofit org.	X	hope-net@pacbell.net
LOS ANGELES	Housing Authority of the City of Los Angeles	2500 Wilshire Blvd, PHA	Los Angeles	CA	90057 (213) 252-4269	Larry Goins		36153	Local, regional, national public agency	X	40605
LOS ANGELES	Housing Corporation of America	31423 Coast Highway, Ste. 7100	Laguna Beach	CA	92677 (323) 726-9672	Carol Cromar		36321	Local, regional, national public agency	X	HCACCROMAR@DESSRETONLINE.CO
LOS ANGELES	Irvine Housing Opportunities	21921 Dupont Drive, Suite 105	Irvine	CA	92612 (949) 863-9740	Rochelle Mills	(949) 863-9746	40332		X	
LOS ANGELES	Jamboree Housing Corporation	2081 Business Center Dr #216	Irvine	CA	92612 (949) 263-8676	Lila Lieberthal	(949) 263-0647	36153	Local, regional, national nonprofit org.	X	Jamboree@ibm.net
LOS ANGELES	Keller & Company	4309 Argos Drive	San Diego	CA	92116	Chad Keller	(619) 795-7151	38756			
LOS ANGELES	Korean Youth & Community Center, Inc.	680 S. Wilton Place	Los Angeles	CA	90005 (213) 365-7400	Jimmy Lee	(213) 353-1280	36179	Local, regional, national nonprofit org.	X	
LOS ANGELES	Latin American Civic Assoc.	340 Parkside Dr	San Fernando	CA	91340 (818) 361-8641	Ray Valenzuela	(818) 365-6781	36152	Local, regional, national nonprofit org.	X	
LOS ANGELES	Long Beach Affordable Housing Coalition	5855 Naples Plaza, Suite 209	Long Beach	CA	90803 (562) 434-3333	H. Kim Huntley	(562) 434-3330	36299	Local, regional, national public agency	x	39717
LOS ANGELES	Los Angeles Center for Affordable Tenant	1296 N. Fairfax Avenue	Los Angeles	CA	90046 (323) 656-4410	Larry Gross	(323) 656-4416	38289			

Organizations with Capacity At-Risk Units

LOS ANGELES	Los Angeles Community Design Center	701 E. Third St., Ste. 400	Los Angeles	CA	90015 (213) 629-2702 X7	Lisa Luboff	(213) 627-6407	36594	Local, regional, national public agency	X	39164	Ebarnes@lacdc.com or rcox@lacdc.c
LOS ANGELES	Los Angeles Housing Department/ Policy	1200 W.7th Street, 9th Floor	Los Angeles	CA	90017 (213) 808-8654	Franklin Campos	(213) 808-8999	38426		X		fcampos@lahd.lacity.org
LOS ANGELES	Los Angeles Housing Partnership, Inc.	515 S Figueroa St. Ste. #940	Los Angeles	CA	90071 (213) 629-9172	Louis J. Bernardy	(213) 629-9179	36153	Local, regional, national public agency	X		ljbernardy@earthlink.net
LOS ANGELES	Los Angeles Low Income Housing Corp. (L	1041 South Crenshaw	Los Angeles	CA	90019 (323) 954-7575	Jim Peerson	(323) 954-7580	36889	Local, regional, national nonprofit org.	X		peergroupcorp@earthlink.net
LOS ANGELES	LTSC Community Development Corporati	231 East Third Street, Ste. G 106 1459 E. Thousand Oaks Blvd., Ste.C	Los Angeles	CA	90013 (213) 473-1680	Erich Nakano	(213) 473-1681	37006	Local, regional, national nonprofit org.	X		enakano@fc.ltsc.org
LOS ANGELES	Many Mansions, Inc.		Thousand Oaks	CA	91362 (805) 496-4948	Neil McGuffin	(805) 496-4948	38105	Local, regional, national nonprofit org.	X		danhardy@west.net
LOS ANGELES	Menorah Housing Foundation	1618 Cotner avenue	Los Angeles	CA	90025 (310) 477-4942	Anne Friedrich	(310) 477-5307	37215	Local, regional, national nonprofit org.	X		afriedrich@menorahhousing.org
LOS ANGELES	Nehemiah Progressive Housing Dev. Corp	1851 Heritage Lane, Ste. 201	Sacramento	CA	95860 (916) 231-1999	Kenneth Watkins	(916) 923-2460	36153	Local, regional, national public agency	X		projmng@nahemiahprogram.org
LOS ANGELES	Nexus for Affordable Housing	1544 W. Yale Avenue	Orange	CA	92867 (714) 282-2520	Bruce Solari	(714) 282-2521	37085	Local, regional, national nonprofit org.	X		bruce@solari-ent.com
LOS ANGELES	Orange Housing Development Corporatic	414 E. Chapman Avenue	Orange	CA	92866 (714) 288-7600x 2	Todd Cottle	(714) 242-2092	38513		X		
LOS ANGELES	PICO UNION HOUSING CORPORATION	1345 S. Toberman	Los Angeles	CA	90015 (213) 252-1991	Genny R. Alberts	(213) 252-9285	36172	Local, regional, national nonprofit org.	X		
LOS ANGELES	Poker Flats LLC	1726 Webster	Los Angeles	CA	90026	Jennifer B. Luria	(323) 661-2936	38756				
LOS ANGELES	ROEM Development Corporation	1650 Lafayette Circle	Santa Clara	CA	65050 (408) 984-5600	Jonathan Emami	(408) 494-3111	40632		X		
LOS ANGELES	Shelter For The Homeless	15161 Jackson St.	Midway City	CA	92655 (714) 897-3221	Jim Miller	(714) 893-6858	36166	Local, regional, national nonprofit org.	X		shelter@compuall.net
LOS ANGELES	Skid Row Housing Trust	1317 E. 7th St	Los Angeles	CA	90021 (213) 683-0522	Jim Bonar	(213) 683-0781	36152	Local, regional, national nonprofit org.	X		
LOS ANGELES	Southern California Housing Developmen	8265 Aspen St., Ste. 100	Rancho Cucamonga	CA	91730 (909) 483-2444	D. Anthony Mize	(909) 483-2448	36297	Local, regional, national nonprofit org.	X		tmize@SCHDC.com
LOS ANGELES	Southern California Presbyterian Homes	516 Burchett Street 5400 East Olympic Blvd.,	Glendale	CA	91203 (818) 247-0420	Sally Little	(818) 247-0420	36889	Local, regional, national public agency	X		sallylittle@scphs.com
LOS ANGELES	The East Los Angeles Community Union (Ste. 300	Los Angeles	CA	90022 (323)721-1655	Jasmine Borrego	(323) 721-3560	36920	Local, regional, national nonprofit org.	X		Jasminetrm@aol.com
LOS ANGELES	The Long Beach Housing Development Cc	333 W. Ocean Blvd., 2nd Flr	Long Beach	CA	90802 (562) 570-6926	Diana V. McNeel	(562)570-6746	36152	Local, regional, national nonprofit org.	X		
LOS ANGELES	West Hollywood Community Housing Cor	7530 Santa Monica Blvd, Suite 1	West Hollywood	CA	90046 (323) 650-8771 X1	Rose Olsen	(323) 6504745	36152	Local, regional, national public agency	X	40865	
LOS ANGELES	Winnetka King, LLC	23586 Calabasas Road, Ste. 100	Los Angeles	CA	91302 (818) 222-2800 x2	Rick Macaya	(818) 222-2800	38105				

Appendix E - Qualified Organizations At-Risk Units

ALL COUNTIES	3R Real Estate	3605 Long Beach Blvd.	Long Beach	CA	90807 (562) 989-3730	Gary Kammer	(562) 989-3670	37064	Profit-motivated individual or organization	X	gkammer@fairviewinc.com
ALL COUNTIES	A. F. Evans Development, Inc.	1000 Broadway #300	Oakland	CA	94607 (510) 891-9400	Craig Adelman	(510) 891-9004	37509	Profit-motivated individual or organization	X	38391
ALL COUNTIES	Affordable Community Housing Trust	7901 La Riviera Drive	Sacramento	CA	95826 (916) 381-2001	M. McClenaghan	(916) 381-7321	36678	Local, regional, national public agency	X	calum@speedlink.com
ALL COUNTIES	Allied Pacific Development, LLC	169 Saxony Road, Suite 103	Encinitas	CA	92024 (760) 557-1480		(760) 557-1480	40325		X	
ALL COUNTIES	Alpha Property Management, Inc.	1755 East Martin Luther King Blvd.	Los Angeles	CA	90058 (323) 231-4174	Francis Rath	(323) 234-3072	36815	Profit-motivated individual or organization	X	frath@alphaproperty.com
ALL COUNTIES	American Baptist Homes of the West	6120 Stoneridge Mall Road, 3rd Flr.	Pleasanton	CA	94588 (925) 924-7100	Ancel Romero	(925) 924-7101	36151	Local, regional, national public agency	X	38842
ALL COUNTIES	American Communities, LLC	250 N. Harbor Drive, No. 319	Redondo Beach	CA	90277 (310) 798-5656	Frank Fonseca	(310)798-0274	37599	Profit-motivated individual or organization	X	
ALL COUNTIES	Amerland Communities, LLC	2878 Camino Del Rio S., Ste. 100	San Diego	CA	92108 (619) 497-3075	Jules Arthur	(619) 497-3085	38021			JULES@AMERLAND.BZ
ALL COUNTIES	Bank of America, N.A.	555 California St., 6th Floor	San Francisco	CA	94104 (415) 953-2631	Gabriel Speyer	(415) 622-1671	39420			
ALL COUNTIES	Belveron Real Estate Partners, LLC	268 Bush St., #3534	San Francisco	CA	94104 (415) 273-6801		(415) 520-5688	40325		X	
ALL COUNTIES	Bentall Residential, LLC	8105 Irvine Center Drive, Suite 830	Irvine	CA	92618 (949) 753-0555	Ken Reiner	(949) 753 7590	37802	Profit-motivated individual or organization		
ALL COUNTIES	Beyond Shelter Housing Development Co	3255 Wilshire Blvd. Ste. 815	Los Angeles	CA	90010 (213) 251-2111	Andrea Davis	(213) 480-0846	37601	Local, regional, national nonprofit org.	X	
ALL COUNTIES	Brian L. Fitterer, Inc.	4770 Campus Drive, No. 200	Newport Beach	CA	92660 (949) 862-1500	Brian Fitterer	(949) 862-1501	37117	Profit-motivated individual or organization	X	BLFINC862@garthlink.net
ALL COUNTIES	BRIDGE Housing Corporation	345 Spear Strett, Suite 700	San Francisco	CA	94105 (415) 989-1111	Brad Wiblin	(415) 495-4898	36157	Local, regional, national public agency	X	40536
ALL COUNTIES	Bridge Partners	2950 Buskirk Ave., Ste. 312	Walnut Creek	CA	94597 (925) 457-256-34	Julie Gutzwiller	(925) 256-1635	39164		X	39205 gutzwiller@bridgepartners.com
ALL COUNTIES	BUILD Leadership Development, Inc.	P.O. Box 9414	Newport Beach	CA	92658 (877) 644-9422	Tracy Green	(949) 719-9711	38021	Local, regional, national nonprofit org.	X	
ALL COUNTIES	Cabouchon Properties, LLC	Pier 9, Suite 114	San Francisco	CA	94111 (415) 433-2000	Susan Terrado	(415) 433-2000	38105			
ALL COUNTIES	California Coalition for Rural Housing	717 K Street, Suite 400 4530 E. Thousand Oaks Blvd.	Sacramento	CA	95814 (916) 443-4448	Dewey Bandy	(916) 447-0458	39001		X	DBandy@calruralhousing.org
ALL COUNTIES	California Commercial Investment Group	Suite 100	Westlake Village	CA	91362 (805) 495-8400		(805) 495-5471	40536		X	40688
ALL COUNTIES	California Community Reinvestment Corp	225 West Broadway, Ste. 120	Glendale	CA	91204 (818) 550-9800	George Vine	(818) 550-9806	36909	Local, regional, national nonprofit org.	X	
ALL COUNTIES	California Housing Finance Agency	100 Corporate Pointe, Suite 250	Culver City	CA	90230 (310) 342-5415	Margaret Alvarez	(310) 342-1226			5	malvarez@calhfa.ca.gov
ALL COUNTIES	California Housing Finance Agency	P.O. Box 4034	Sacramento	CA	95812 (916) 326-8801	Bob Deaner	(916) 327-5115			5	bdeaner@calhfa.ca.gov
ALL COUNTIES	California Housing Finance Agency	500 Capitol Mall, Suite 400	Sacramento	CA	95814 (916) 326-8801	Bob Deaner	(916) 327-5115				bdeaner@calhfa.ca.gov
ALL COUNTIES	California Housing Partnership Corporation	369 Pine Street, Suite 300	San Francisco	CA	94104 (415) 433-6804	Matt Schwartz	(415) 433-6805	36822	Local, regional, national public agency	X	39989 mwacks@chpc.net
ALL COUNTIES	California Human Development Corporation	3315 Airway Drive	Santa Rosa	CA	95403 (707) 523-1155	George Ortiz	(707) 523-3776	37802	Local, regional, national nonprofit org.	X	
ALL COUNTIES	Chelsea Investment Corporation	725 South Coast Highway 101	Encinitas	CA	92024 (760) 456-6000	Jim Schmid	(760) 456-6001	39001		X	
ALL COUNTIES	Citizens Housing Corp	26 O'Farrell St. #506	San Francisco	CA	94108 (415) 421-8605	Norrie Boyd, James	(415) 421-8615	36151	Local, regional, national public agency	X	home@citizenshousing.org
ALL COUNTIES	Community Development & Preservation	1925 Century Park East, Ste. 1900	Los Angeles	CA	90067 (310) 208-1888	Charles L. Schewenr	(310) 208-1717	38021			
ALL COUNTIES	Community Housing Assistance Program	3803 E. Casselle Ave	Orange	CA	92869 (714) 744-6252	Ken Robertson	(714) 744-6850	36298	Local, regional, national public agency	X	chapahq1@aol.com
ALL COUNTIES	Community Housing Works	4305 Univeristy Ave. Suite 550	San Diego	CA	92105 (619) 282-6647	Anne Wilson	(619) 282-4145	39001		X	40934
ALL COUNTIES	Corporation for Better Housing	15303 Ventura Blvd., Suite 1100	Sherman Oaks	CA	91403 (818) 905-2430 x1	Mary Silverstein	(818) 905-3839	39001		X	
ALL COUNTIES	Creative Housing Coalition	4612 Alta Canyada Road	La Canada	CA	91011 (805) 736-9342	Jane Anderson	(805) 736-9342	38126		X	
ALL COUNTIES	Dawson Holdings, Inc.	300 Turney Street, 2nd Floor	Sausalito	CA	94965 (801) 244-6658	Tim Fluetsch	(801) 733-6116	40536		X	
ALL COUNTIES	DML & Associates Foundation	6043 Tampa Ave, Ste. 101A	Tarzana	CA	91356 (818) 708-2710	Myron Lieberman	(818) 708-1944	36301	Local, regional, national nonprofit org.	X	
ALL COUNTIES	Domus Development, LLC	594 Howard St., Ste 204	San Francisco	CA	94105 (415) 856-0010	Meea Kang	(415) 856-0264	38021		X	39422
ALL COUNTIES	EAH, Inc.	2169 E. Francisco Blvd., Ste. B	San Rafael	CA	94901 (415) 258-1800	Alvin Bonnett	(415) 453-3683	36301	Local, regional, national public agency	X	ab@eah.org
ALL COUNTIES	East Los Angeles Community Corporation	530 South Boyle Avenue	Los Angeles	CA	90033 (323) 269-4214	Ernesto Espinoza	(323) 261-1065	37085	Local, regional, national nonprofit org.	X	40536
ALL COUNTIES	Episodes International, LLC	3480 Torrance Blvd., Suite 100	Torrance	CA	90503 (310) 971-8046	Fearl Sharayne Chat	(310) 540-8336	38513		X	
ALL COUNTIES	Fairfied Residential LLC	5510 Morehouse Drive, Suite 200	San Diego	CA	92121 (858) 824-6406	Paul Kudirka	(858) 635-8606	39420			pkudirka@ffres.com
ALL COUNTIES	Fallbrook Capital Corporation	6700 Fallbrook Avenue, #111	West Hills	CA	91307 (818) 712-6931	Brandt Blaken	(818) 712-6931	38139		X	
ALL COUNTIES	Foundation for Affordable Housing III, Inc	2600 Michelson Dr, Ste. 1050	Irvine	CA	92612 (949) 440-8277	Tom or Deborah W	(949) 440-8275	36175	Local, regional, national public agency	X	36815 willard@home.com
ALL COUNTIES	Foundation for Affordable Housing, Inc.	30950 Rancho Viejo Road, Suite 100	San Juan Capistrano	CA	92675 (949) 443-9101	Wallace K. Shepherc	(949) 443-9133	36159	Local, regional, national nonprofit org.	X	40448 Afrdblhng@aol.com
ALL COUNTIES	Goldrich & Kest Industries, LLC	5150 Overland Avenue	Culver City	CA	90230 (310) 204-2050	Carole Glodney	(310) 204-1900	37006	Profit-motivated individual or organization	X	Carole@Gkind.com
ALL COUNTIES	GWR Homes, Inc.	1445 Huntington Drive, #200	South Pasadena	CA	91030 (626) 441-5900	Lynda Murray Thom	(626) 441-5900	38047		X	
ALL COUNTIES	Hampstead Development Group, Inc.	3413 30th Street	San Diego	CA	92104 (619) 543-4200	Chris Foster	(619) 543-4220	38842		X	40779
ALL COUNTIES	Hampstead Partners, Inc.	1205 Prospect Street	La Jolla	CA	92037 (858) 456-6500	Jefferson E. Jallo	(858) 456-9590	38293			jeff@hampstead.com

Appendix E - Qualified Organizations At-Risk Units

ALL COUNTIES	HELP Development Corp.	30 East 33rd St	New York City	NY	10016	(212) 779-3350	John Maneval	(212) 444-3860	36321	Local, regional, national public agency	X	hdccproperties@worldnet.att.net
ALL COUNTIES	Hendricks & Partners	3100 Zinfindel Drive, Suite 100	Rancho Cordova	CA	65970	(916) 638-5000	Al Inouye	(916) 638-5800	38562		X	39100 jvansteyn@hpapts.com
ALL COUNTIES	Highland Pacific Development Company	3230 Eastlake Avenue, Ste. B	Seattle	WA	98102	(206) 568-6566	Matthew J. Campbe	(206) 568-6566	38110	Local,regional,national	X	
ALL COUNTIES	Insight Development	No contact information provided					Wah Chen					
ALL COUNTIES	Joshua's House	24111 NE Halsey St., Ste. 203	Troutdale	OR	97060	(503) 661-1999	Mark Miles	(503) 667-8253	36298	Local, regional, national public agency	X	mark@joshuashouse.org
ALL COUNTIES	KDF Communities, LLC	1301 Dove St., Suite 720	Newport Beach	CA	92660	(949) 622-1888 x	John Bernard	(949) 851-1819	37603	Profit-motivated individual or organizati	X	39001
ALL COUNTIES	Linc Housing Corporation	100 Pine Avenue, # 500	Long Beach	CA	90802	(562) 684-1100	Hunter L. Johnson	(562) 684-1137	37879			39650
ALL COUNTIES	Maximus Properties, LLC	23586 Calabasas Road, Ste. 103	Calabasas	CA	91302	(818)449-4004	Jeffrey S. McGuire	(818) 449-4004	38105		X	jmcguire@remax.net
ALL COUNTIES	MBK Management Corporation	23586 Calabasas Road, Ste. 100	Los Angeles	CA	91302	(818) 222-2800	Mark Kanter	(818) 222-1793	38050		X	mkanter@crcllc.com
ALL COUNTIES	Mercy Housing California	1360 Mission St., Suite 300	San Francisco	CA	94103	415-355-7160	Janet Falk	(415) 553-6373	37599	Local, regional, national nonprofit org.	X	39056 jfalk@mercyhousing.org
							Chuck Wehrwein/					
ALL COUNTIES	Mercy Housing, Inc.	601 18th Avenue, Ste. 150	Denver	CO	80203	(303) 830-3374	Jocelyn Rodda	(303) 830-3451	36908	Local, regional, national public agency	X	cwehrwein@mercyhousing.org
ALL COUNTIES	Mesa Realty Advisors	56 Cbana Blanca	Henderson	NV	89012	(310) 213-5310	Rick W. Toney		40448		X	41177
ALL COUNTIES	Mill Rock Capital, LLLC	4 Embarcadero Center, 3rd Floor	San Francisco	CA		(415) 730-7126	Brent Reid	---	40536		X	
ALL COUNTIES	Monica Munoz			CA					38020			
ALL COUNTIES	National Affordable Housing Trust	2335 North Bank Drive	Columbus	OH	43220	(614) 451-9929	Robert Snow	(614) 451-3370	36678	Local, regional, national public agency	X	bsnow@naht.org
ALL COUNTIES	National Church Residences	2335 North Bank Drive	Columbus	OH	43220	(614) 451-2151	John E. Stock	(614) 451-0351	37085	Local, regional, national public agency	X	jstock@ncr.org
ALL COUNTIES	National Housing Development Corporat	10621 Civic Center Drive, First Floor	Rancho Cucamo	CA	91730	(909) 291-1400	David Garcia	(909) 291-1401	36297	Local, regional, national public agency	X	36781 dgarcia@NHDC.org
ALL COUNTIES	National Housing Trust	P.O. Box 3458	Walnut Creek	CA	94598	(925) 945-1774	Donna Kelley	(925) 945-7720	36151	Local, regional, national public agency	X	dKelley@NHTINC.ORG
ALL COUNTIES	Newport Development, LLC	9 Cushing, Ste. 200	Irvine	CA	92618	(949) 923-7812	Warren Allen	(949) 585-0449	37509	Profit-motivated individual or organizati	X	
ALL COUNTIES	OSM Investment Company	5155 Rosecrans Avenue, Ste. 120	Hawthorne	CA	90250	(310) 676-0451	Michael Orwitz	(310) 676-0497	36192	Profit-motivated individual or organizati	X	osm@earthlink.net
ALL COUNTIES	Palm Desert Development Company	PO Box 3958	Palm Desert	CA	92261	(760) 568-1048	Karen Merritt	(760) 568-9761	40119		X	
ALL COUNTIES	Pangaea Real Estate, Inc.	P.O. Box 9415	Newport Beach	CA	92658	(775) 854-4332	Tracy Green	(775) 806-4599	38321		x	
ALL COUNTIES	Paramount Financial Group, Inc.	1655 North Main Street, Suite 220	Walnut Creek	CA	94596	(800) 850-0694	Scott Fricker	(925) 927-4793	36511	Profit-motivated individual or organizati	X	sfricker@paramountwest.com
ALL COUNTIES	Petaluma Ecumenical Properties Inc.	1400 Caulfield Lane	Petaluma	CA	94954	(707) 762-2336	Vera R. Ciammetti	(707) 762-4657	37852	Local, regional, national nonprofit org.	X	
ALL COUNTIES	Preservation Partners Development	21515 Hawthorne Blvd. Suite 125	Torrance	CA	90503	(310) 802-6681	Kelly Boyer	(310) 802-6680	41290		X	
ALL COUNTIES	Primoris Equity Group LLC	120 S. Harbor Blvd	Anaheim	CA	92805	(855) 482-6624	Angelo Casino	(871) 308-4833	41318		X	
ALL COUNTIES	Related Companies of California	18201 Von Karman Ave. Ste. 400	Irvine	CA	92612	(949)660-7272	William Witte	(949) 660-7273	36151	Profit-motivated individual or organizati	X	Bwitte@related.com3
ALL COUNTIES	Renaissance Housing Communities	110 Pacific Avenue, Suite 292	San Francisco	CA	94111	(415)0419-4027	David Silver	(415) 789-448	40399		X	
ALL COUNTIES	Resources for Community Development	2730 Telegraph Ave	Berkeley	CA	94705	(510). 841.4410	Dan Sawislak	(916) 548-3502	38253		X	38266 www.rcdhousing.org
ALL COUNTIES	Retirement Housing Foundation	5150 E. Pacific Coast HWY., Ste. 600	Long Beach	CA	90804	(562) 597-5541	Dr. Laverne R. Josep	(562) 597-6641	36166	Local, regional, national public agency	X	drjoseph@rhf.org
ALL COUNTIES	Richman Group of California, LLC.	21520 Yorba Linda Blvd, Suite G-548	Yorba Linda	CA	92887	(714) 837-6138	Pamela Mikus		40326		X	MikusP@therichmangroup.com
ALL COUNTIES	Scott Williams	No contact information provided										
ALL COUNTIES	Shelem, Inc	24111 NE Halsey St., Ste. 202	Troutdale	OR	97060	(503) 661-1999	Mark Miles	(503) 667-8253	36298	Local, regional, national public agency	X	mark@shelem.org
ALL COUNTIES	Skyline Real Estate Development & Acqu	P.O. Box 7613	Newport Beach	CA	92658	(949) 293-4705	Lynn Miller	(949) 719-9711	38021	Profit-motivated individual or organizati	X	skylinerealestate@cox.net
ALL COUNTIES	SLSM, LLC	651 29th St.	San Francisco	CA	94101	(415) 826-0301	Ste.phen Matton	(415) 826-4122	36298	Profit-motivated individual or organizati	X	mattoon@ix.netcom.com
ALL COUNTIES	Solari Enterprises, Inc.	1544 W. Yale Ave	Orange	CA	92687	(714) 282-2520	Bruce Solari	(714) 282-2521	36889	Profit-motivated individual or organizati	X	solari@solari-ent.com
ALL COUNTIES	Squier Properties, LLC	1157 Lake Street	Venice	CA	90291	(310) 418-6389	Scott Richards	(310) 418-6389	38105	Profit-motivated individual or organizati	X	gsquier@earthlink.net
ALL COUNTIES	Steadfast Properties and Development, I	20411 S.W. Birch Street, Ste.. 200	Newport Beach	CA	92660	(949) 852-0700	Sarah Metherell	(949) 852-0143	37509	Profit-motivated individual or organizati	X	smetherell@Ste.adfastcompanies.com
ALL COUNTIES	Survivors of Assault Recovery	6333 College Grove Way F3	San Diego	CA	92115	(619) 582-4914	Joyce Edge	none	37601	Local, regional, national nonprofit org.	X	
ALL COUNTIES	SWJ Housing	PO Box 815	Sebastopol	CA	95473	(707) 823-9884	Scott Johnson	(707) 634-1422	40996		X	
ALL COUNTIES	The John Stewert Company	1388 Sutter St., 11th Floor	San Francisco	CA	94109	(415) 345-4400	Jack Gardner	(415) 614-9175	37852	Profit-motivated individual or organizati	X	11/13/2 jscosf@jsco.net
ALL COUNTIES	The Trinity Housing Foundation	836 Avalon Ave	Lafayette	CA	94549	(925) 385-0754	Bill Leone	(925) 215-2403	36172	Local, regional, national public agency	X	41074 bleone@apr.com
ALL COUNTIES	Townpeople, Inc.	3960 Park Blvd	San Diego	CA	92115	(916) 327-2643	Jon P. Derryberry	(619) 295-4203	38275			www.townpeople.com
ALL COUNTIES	Treadstone Housing , LLC	1010 2nd Avenue, Suite 1040	San Diego	CA	92101	(619) 794-2200	Courtney D. Allen	(619) 794-2202	39016		X	
ALL COUNTIES	Union Partners Realty Group, Inc.	24 Professional Center, Ste. 250	San Rafael	CA	94903	(415) 446-1811	Michael McDonnell	(415) 383-0701	36532	Profit-motivated individual or organizati	X	UPRG@aol.com

Appendix E - Qualified Organizations At-Risk Units

ALL COUNTIES	USA Properties Fund	2440 Professional Drive	Roseville	CA	95661 (916) 773-5866	Geoffrey C. Brown	(916) 773-5866	39275			
ALL COUNTIES	Wakeland Housing & Community Develo	625 Broadway, Ste. 1000	San Diego	CA	92010 (619) 235-2296	Ken Sauder	(619) 235-5386	38713	X		
ALL COUNTIES	West Bay Housing Corporation	1390 Market Street, Ste. 405	San Francisco	CA	94102 (415) 618-0012	Bill Pickel	(415) 618-0228	38448	X	41177	
ALL COUNTIES	William G. Ayyad, Inc.	9252 Chesepeake Dr., Suite 100	San Diego	CA	92123 (858) 244-0900 x	Jamo Kennedy	(858) 244-0909	37852	Profit-motivated individual or organizati	X	
ALL COUNTIES	WNC Community Preservation Partners,	17782 Sky Park Circle	Irvine	CA	92620 (714) 662-5565 x	278	(714) 662-4412	40605		X	
LOS ANGELES	A Community of Friends	3345 Wilshire Blvd., Ste. 1000	Los Angeles	CA	90010 (213) 480-0809	J. Monique Lawshe	(213) 480-1788	36145	Local, regional, national public agency	X	ACOF@Earthlink.Net
LOS ANGELES	Abbey Road Inc.	15305 Rayen Street	North Hills	CA	91343 (818) 332-8008	Jonathon Dilworth	(818) 332-8101	40996		X	
LOS ANGELES	Access Community Housing, Inc.	2250 E. Imperial Highway, #200	El Segundo	CA	90245 (310) 648-6648	Herb Child	(310) 648-6649	36152	Local, regional, national nonprofit org.	X	
LOS ANGELES	Affordable Homes	P.O. Box 900	Avilla Beach	CA	93424 (805) 773-9628	Harold Rosen	(805) 773-9629	36153	Local, regional, national nonprofit org.	X	Hrosen@email.msn.com
LOS ANGELES	Affordable Housing People	7720 B El Camino Real, Ste. 159	Carlsbad	CA	92009 (760) 436-5979	Lance Carnow	(760) 436-5929	36166	Local, regional, national public agency	X	LANCECAR@MILL.NET
LOS ANGELES	Century Housing Corporation	300 Corporate Pointe, Ste. 500	Culver City	CA	90230 (310) 642-2007	Ken Reed	(310) 258-0710	36153	Local, regional, national public agency	X	
LOS ANGELES	Century Pacific Equity Corporation	1925 Century Park East, Ste. 1900	Los Angeles	CA	90067 (310) 208-1888	Charles L. Schewenr	(310) 208-1717	38021			
LOS ANGELES	City Housing Real Estate Services	PO Box 561574	Los Angeles	CA	90056 (562) 809-8152	Carmen Hill		39001		X	CitiHousing20@aol.com
LOS ANGELES	City of Pomona Housing Authority	505 South Garey Ave	Pomona	CA	91766 (909) 620-2120	Hector Apodaca	(909) 620-3702	36152	Local, regional, national nonprofit org.	X	Hector_Apodaca@ci.Pomana.Ca.Us
LOS ANGELES	Coalition for Economic Survival	514 Shatto Place, Suite 270	Los Angeles	CA	90020 (213) 252-4411	Alison Dickson	(213) 252-4422	38876		X	
LOS ANGELES	Community Partnership Dev. Corp	7225 Cartwright Ave	Sun Valley	CA	91352 (818) 503-1548	Ollie Mc Caulley	(818) 765-0047	36153	Local, regional, national nonprofit org.	X	cpdc@earthlink.net
LOS ANGELES	Community Rehabilitation Services, Inc	4716 Cesar E. Chavez Ave.	Los Angeles	CA	90022 (323) 266-0453	Al Rivera	(323) 266-7992	36158	Local, regional, national nonprofit org.	X	crscla@pacbell.net
LOS ANGELES	CSI Support & Development Services	201 E. Huntington Drive	Monrovia	CA	91016 (626) 599-8464	Isa Woods	(626) 599-8463	40448		X	
LOS ANGELES	DML & Associates Foundation	6043 Tampa Ave, Ste. 101A	Tarzana	CA	91356 (818) 708-2710	Myron Lieberman	(818) 708-1944	36301	Local, regional, national nonprofit org.	X	
LOS ANGELES	Doty-Burton Associates	1224 East Wardlow Road	Long Beach	CA	90807 (562) 5957567	Ste.phen Doty	(562) 492-6647	36998	Profit-motivated individual or organizati	X	Sdoty@Lomco.com
LOS ANGELES	Eden Housing, Inc.	409 Jackson St	Hayward	CA	94544 (510) 582-1460	Catherine A. Mersch	(510) 582-6523	36153	Local, regional, national public agency	X	Cmerschel@edenhousing.org
LOS ANGELES	FAME Housing Corporation	2248 S. Hobart Blvd	Los Angeles	CA	90018 (323) 737-0897	Peggy G. Hill	(323) 737-0292	36157	Local, regional, national nonprofit org.	X	www.FAME CHURCH. ORG
LOS ANGELES	Foundation for Quality Housing Opportu	4640 Lankershim Blvd., #204	North Hollywood	CA	91602 (818) 763-0810	Sy or Gary Braverm	(818) 766-0635	36153	Local, regional, national nonprofit org.	X	
LOS ANGELES	Francis R. Hardy, Jr.	2735 W. 94th Street	Inglewood	CA	90305 (323) 756-6533	Francis R. Hardy, Jr.	(323) 756-6533	37882			
LOS ANGELES	Hart Community Homes	2807 E. Lincoln Ave	Anaheim	CA	92086 (714) 630-1007	William Hart	(714) 630-3714	38713		X	
LOS ANGELES	Hollywood Community Housing Corp.	1726 N. Whitley Ave	Hollywood	CA	90028 (323) 469-0710	Christina V. Duncan	(323) 469-1899	36152	Local, regional, national nonprofit org.	X	
LOS ANGELES	Home and Community	2425 Riverside Place	Los Angeles	CA	90039 (213) 910-9738	Sabrina Williams	(213) 913-5819	38684			
LOS ANGELES	Hope - Net	760 S. Westmoreland Ave	Los Angeles	CA	90005 (213) 389-9949	Canoace Whalen	(213) 389-0098	36152	Local, regional, national nonprofit org.	X	hope-net@pacbell.net
LOS ANGELES	Housing Authority of the City of Los Ange	2500 Wilshire Blvd, PHA	Los Angeles	CA	90057 (213) 252-4269	Larry Goins		36153	Local, regional, national public agency	X	40605
LOS ANGELES	Housing Corporation of America	31423 Coast Highway, Ste. 7100	Laguna Beach	CA	92677 (323) 726-9672	Carol Cromar		36321	Local, regional, national public agency	X	HCACCROMAR@DESSRETONLINE.COM
LOS ANGELES	Irvine Housing Opportunities	21921 Dupont Drive, Suite 105	Irvine	CA	92612 (949) 863-9740	Rochelle Mills	(949) 863-9746	40332		X	
LOS ANGELES	Jamboree Housing Corporation	2081Business Center Dr #216	Irvine	CA	92612 (949) 263-8676	Lila Lieberthal	(949) 263-0647	36153	Local, regional, national nonprofit org.	X	Jamboree@ibm.net
LOS ANGELES	Keller & Company	4309 Argos Drive	San Diego	CA	92116	Chad Keller	(619) 795-7151	38756			
LOS ANGELES	Korean Youth & Community Center, Inc.	680 S. Wilton Place	Los Angeles	CA	90005 (213) 365-7400	Jimmy Lee	(213) 353-1280	36179	Local, regional, national nonprofit org.	X	
LOS ANGELES	Latin American Civic Assoc.	340 Parkside Dr	San Fernando	CA	91340 (818) 361-8641	Ray Valenzuela	(818) 365-6781	36152	Local, regional, national nonprofit org.	X	
LOS ANGELES	Long Beach Affordable Housing Coalition	5855 Naples Plaza, Suite 209	Long Beach	CA	90803 (562) 434-3333	H. Kim Huntley	(562) 434-3330	36299	Local, regional, national public agency	x	39717
LOS ANGELES	Los Angeles Center for Affordable Tenani	1296 N. Fairfax Avenue	Los Angeles	CA	90046 (323) 656-4410	Larry Gross	(323) 656 -4416	38289			
LOS ANGELES	Los Angeles Community Design Center	701 E. Third St., Ste. 400	Los Angeles	CA	90015 (213) 629-2702 X	Lisa Luboff	(213) 627-6407	36594	Local, regional, national public agency	X	39164 Ebarnes@lacdc.com or rcox@lacdc.com
LOS ANGELES	Los Angeles Housing Department/ Policy	1200 W.7th Street, 9th Floor	Los Angeles	CA	90017 (213) 808-8654	Franklin Campos	(213) 808-8999	38426		X	fcampos@lahd.lacity.org
LOS ANGELES	Los Angeles Housing Partnership, Inc.	515 S Figueroa St. Ste. #940	Los Angeles	CA	90071 (213) 629-9172	Louis J. Bernardy	(213) 629-9179	36153	Local, regional, national public agency	X	ljbernardy@earthlink.net
LOS ANGELES	Los Angeles Low Income Housing Corp. (I	1041 South Crenshaw	Los Angeles	CA	90019 (323) 954-7575	Jim Peerson	(323) 954-7580	36889	Local, regional, national nonprofit org.	X	peergroupcorp@earthlink.net
LOS ANGELES	LTSC Community Development Corporati	231 East Third Street, Ste. G 106	Los Angeles	CA	90013 (213) 473-1680	Erich Nakano	(213) 473-1681	37006	Local, regional, national nonprofit org.	X	enakano@fc.ltsc.org
LOS ANGELES	Many Mansions, Inc.	1459 E. Thousand Oaks Blvd.,Ste.C	Thousand Oaks	CA	91362 (805) 496-4948	Neil McGuffin	(805) 496-4948	38105	Local, regional, national nonprofit org.	X	danhardy@west.net
LOS ANGELES	Menorah Housing Foundation	1618 Cotner avenue	Los Angeles	CA	90025 (310) 477-4942	Anne Friedrich	(310) 477-5307	37215	Local, regional, national nonprofit org.	X	afriedrich@menorahhousing.org
LOS ANGELES	Nehemiah Progressive Housing Dev. Cor	1851 Heritage Lane, Ste. 201	Sacramento	CA	95860 (916) 231-1999	Kenneth Watkins	(916) 923-2460	36153	Local, regional, national public agency	X	projmng@nahemiahprogram.org
LOS ANGELES	Nexus for Affordable Housing	1544 W. Yale Avenue	Orange	CA	92867 (714) 282-2520	Bruce Solari	(714) 282-2521	37085	Local, regional, national nonprofit org.	X	bruce@solari-ent.com
LOS ANGELES	Orange Housing Development Corporatic	414 E. Chapman Avenue	Orange	CA	92866 (714) 288-7600x 2	Todd Cottle	(714) 242-2092	38513		X	

Appendix E - Qualified Organizations At-Risk Units

LOS ANGELES	PICO UNION HOUSING CORPORATION	1345 S. Toberman	Los Angeles	CA	90015	(213) 252-1991	Genny R. Alberts	(213) 252-9285	36172	Local, regional, national nonprofit org.	X	
LOS ANGELES	Poker Flats LLC	1726 Webster	Los Angeles	CA	90026		Jennifer B. Luria	(323) 661-2936	38756			
LOS ANGELES	ROEM Development Corporation	1650 Lafayette Circle	Santa Clara	CA	65050	(408) 984-5600	Jonathan Emami	(408) 494-3111	40632		X	
LOS ANGELES	Shelter For The Homeless	15161 Jackson St.	Midway City	CA	92655	(714) 897-3221	Jim Miller	(714) 893-6858	36166	Local, regional, national nonprofit org.	X	shelter@compuall.net
LOS ANGELES	Skid Row Housing Trust	1317 E. 7th St	Los Angeles	CA	90021	(213) 683-0522	Jim Bonar	(213) 683-0781	36152	Local, regional, national nonprofit org.	X	
LOS ANGELES	Southern California Housing Developmer	8265 Aspen St., Ste. 100	Rancho Cucamo	CA	91730	(909) 483-2444	D. Anthony Mize	(909) 483-2448	36297	Local, regional, national nonprofit org.	X	tmize@SCHDC.com
LOS ANGELES	Southern California Presbyterian Homes	516 Burchett Street	Glendale	CA	91203	(818) 247-0420	Sally Little	(818) 247-0420	36889	Local, regional, national public agency	X	sallylittle@scphs.com
LOS ANGELES	The East Los Angeles Community Union (5400 East Olympic Blvd., Ste. 300	Los Angeles	CA	90022	(323)721-1655	Jasmine Borrego	(323) 721-3560	36920	Local, regional, national nonprofit org.	X	Jasminetrm@aol.com
LOS ANGELES	The Long Beach Housing Development Cr	333 W. Ocean Blvd., 2nd Flr	Long Beach	CA	90802	(562) 570-6926	Diana V. McNeel	(562)570-6746	36152	Local, regional, national nonprofit org.	X	
LOS ANGELES	West Hollywood Community Housing Co	7530 Santa Monica Blvd, Suite 1	West Hollywood	CA	90046	(323) 650-8771	X: Rose Olsen	(323) 6504745	36152	Local, regional, national public agency	X	40865
LOS ANGELES	Winnetka King, LLC	23586 Calabasas Road, Ste. 100	Los Angeles	CA	91302	(818) 222-2800	x2 Rick Macaya	(818) 222-2800	38105			