HOUSING POLICY DEVELOPMENT, HCD
JUN 09 2009

HPD
Room 430

Department of Housing and Community Development

ANNUAL HOUSING ELEMENT PROGRESS REPORT

City or County Name: City of Burbank

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Reporting Period by Calendar Year: from 1-1-08 to 12-31-08

These forms and tables, (see sample – next page) must be submitted to HCD and the Governor's Office of Planning and Research (OPR) on or before April 1, of each year; submit separate reports directly to both HCD and OPR (Government Code Section 65400) at the addresses listed below:

Department of Housing and Community Development
Division of Housing Policy Development
P.O. Box 952053
Sacramento, CA 94252-2053

-and-

Governor's Office of Planning and Research
P.O. Box 3044
Sacramento, CA 95812-3044

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 Section 6202)

Jurisdiction: City of Burbank
Reporting Period: 01/01/08 - 12/31/08

Table A

Annual Building Activity Report

Very Low-, Low-, and Moderate-Income Units and Mixed-Income Multifamily Projects

Housing Development Information								Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions
1	2	3	4				5	6	7	8
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes				Total Units per Project	Assistance Programs for Each Development	Deed Restricted Units	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.
			Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income		See instructions	See instructions	
Casden (Empire/Buena Vista)	5+	R	0	28	0	248*	276		Incl	N/A
1811-1813 Grismer**	5+	R	4	9	11	0	24	RDA		
(9) Total of **Above Moderate** from Table A2						75	75			
(10) Total by income units (Field 5) Table A			4	37	11	323	375			

*Includes 204 apartments and 44 townhomes

**All units underwent substantial rehab and NEW deed restrictions put in place

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Table A2

Annual Building Activity Report Summary for Above Moderate-Income Units

(not including those units reported on Table A

	Single Family	2 - 4 Units	5+ Units	Second Unit	Mobile Homes	Total
No. of Units Permitted for **Above Moderate**	6	15	53	1	0	75* (total of 426 units including the 276 units reported in Table A)

*Does not include 276 units reported Casden project that are reported in Table A

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Table B

Regional Housing Needs Allocation Progress

Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See example.			2006 & 2007*	2008							Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level		RHNA Allocation by Income Level	Year 1 and 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9		
Very Low	Deed Restricted	947	0	4							4	943
	Non-deed restricted		0	0								
Low	Deed Restricted	597	31	37							68	529
	Non-deed restricted		0	0								
Moderate	Deed Restricted	642	34	11							45	597
	Non-deed restricted		0	0								
Above Moderate		1,600	1,040	323							1,363	237
Total RHNA by COG. Enter allocation number:		3,786										
Total Units			1,105	375							1,480	
Remaining Need for RHNA Period												2,306

*2006-2007 entitled projects and building permits credited toward the RHNA in the adopted 2008 Housing Element.

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Table C

Program Implementation Status

Programs that have implications or deadlines in 2008

Program Description (Housing Element Program Names)	Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including progress in removing regulatory barriers as identified in Housing Element.		
Name of Program	**Objective**	**Deadline in H.E.**	**Status of Program Implementation**
Programs with Due Dates in 2008			
Program 3 CODE ENFORCEMENT	Initiate a pilot pro-active code enforcement program citywide.	2008	The pilot citywide pro-active code enforcement program, which was tested for 2 years, has proven to be very successful and has been made a permanent program. The program has recently been expanded to include pro-active code enforcement on foreclosed properties to maintain the quality of Burbank's residential neighborhoods in the face of the increasing number of residential foreclosures.

Name of Program	Objective	Deadline in H.E.	Status of Program Implementation
Program 10 INCLUSIONARY HOUSING ORDINANCE	Provide performance assessment to City Council in 2008.	2008	In 2008, there were 3 projects with 5+ units which makes them subject to the Inclusionary Housing Ordinance. The Casden Project (Empire/Buena Vista) is a Planned Development which was permitted in 2008 and includes 28 low-income units in keeping with the requirements of the Inclusionary Housing Ordinance. The 12-unit project on Omer Lane has been approved and has opted to pay the fee instead of building the inclusionary units on site; however, this fee has not yet been paid. The application and permits for a proposed 20-unit project on Harvard Road has expired and the project does not seem to be moving forward. Performance assessment will be presented to City Council in 2009 should there be any new Inclusionary Housing projects; otherwise the performance assessment will be included annually as part of the Annual Housing Element Progress Report.
Program 13 ZONING ORDINANCE REVISION	Consult with Fair Housing and other advocacy groups. Amend Zoning Ordinance to address Community Care Facilities, SROs, transitional and supportive housing and emergency shelters.	2008 2009	Amendments to the Zoning Ordinance to address changes relating to Community Care Facilities, SROs, transitional and supportive housing and emergency shelters are in progress and are on schedule to be presented to the City Council for consideration in the summer of 2009. Consultatation with Fair Housing and other advocacy groups is part of the zoning amendment process.
Program 14 FAIR HOUSING	Update Analysis of Impediments to Fair Housing Choice.	2008	The new Analysis of Impediments to Fair Housing Choice (AI) for 2008-2013 will be completed in July 2009 and will go to the City Council for approval in the Fall of 2009.

Name of Program	Objective	Deadline in H.E.	Status of Program Implementation
Programs with ongoing activities in 2008 and due dates in 2009 for which progress can be measured			
Program 1 FOCUS NEIGHBORHOOD REVITALIZATION	Complete Peyton Grismer rehabilitation by 2009	2009	46 units (of the total 70-unit project) were completed and occupied in 2008. The project is on schedule to be completed by June 2009.
Program 2 SINGLE AND MULTI-FAMILY REHABILITATION	Assist 27 households annually with residential rehabilitation or 162 households over the 6 year Housing Element planning	2014	In 2008, the Rehabilitation Program provided assistance for a total of 23 households--19 single family homes and one multiple family building with 4 units.
Program 7 LAND USE ELEMENT AND ZONING UPDATE	Adopt LUE Update and Zoning Code changes consistent with Housing Element.	2009	The update of the Land Use Element (LUE) and the implementing Zoning Code changes are scheduled to be completed in 2010. The LUE update has been made part of a multi-element update that includes the Mobility, Air Quality and Open Space elements as well as the EIR on all these elements. Contract negotiations with consultants on this expanded project caused delay in completing the LUE and related code changes.
	Develop standards for Mixed Use Development.	2009	On Schedule for City Council consideration in the Fall of 2009.
	Formulate development standards for adaptive re-use of existing buildings for residential use.	2009	On schedule for City Council consideration in the Winter of 2009.

Name of Program	Objective	Deadline in H.E.	Status of Program Implementation
Program 16 EMERGENCY SHELTER AND EMERGENCY SERVICES	Support BTAC and Salvation Army. Develop and adopt comprehensive strategy and work with faith-based groups.	Ongoing Ongoing	$43,434 of Community Development Block Grant funds were given to BTAC and the Salvation Army in 2008. Burbank was actively involved in the Winter Shelter Program over the 2008-2009 winter months. City Council has established a Homelessness Oversight Committee that works with the various non-profit organizations and stakeholder groups in the community that address homeless issues in an effort to formulate programs and address the needs of the homeless in Burbank. At the City Council's direction, the City released an RFP for "case management" services primarily for families that are homeless or at risk of being homeless. Staff is preparing to bring before the City Council a comprehensive summary of the various options being considered to address homelessness in Burbank, including options for serving the homeless during the winter months, providing case management services, transitional housing options and the pending possibility of working through BHC to assist a local non-profit in establishing a network to work with homeless children and their families.
Program 17 ACCESSIBLE HOUSiNG	Adopt Reasonable Accommodation Ordinance.	July 2009	On schedule for adoption in July 2009.