HOUSING POLICY
DEVELOPMENT, HCD

APR 01 2009

March 31, 2009

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

RE: Annual Housing Element Progress Report 2008

City Name: City of Glendale, California 91206

Mailing Address: Department of Community Development & Housing
141 N Glendale Ave, Suite 202
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Contact Person: Anne Bockenkamp, Senior Administrative Analyst

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Reporting Period for Building Activity Reports and RHNA Progress:
1/1/2008 – 12/31/2008

Reporting Period for Program Implementation Status: 7/1/2007 – 6/30/2008

This report is submitted for your review and consideration. Please contact me if you have any questions.

Sincerely,

Anne Bockenkamp

Senior Administrative Analyst

cc: Peter Zovak, Deputy Director of Housing
Tim Foy, Assistant Planning Director

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Jurisdiction City of Glendale, California

Reporting Period 1/1/2008 - 12/31/2008

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	
Garfield Gardens		R	21	8	0	1	30	TCAC, HOME, RDA		0 w/o deed restrictions Development Received Density Bonus
6200 San Fernando - Glendale Housing Corp		R	23	0	0	1	24	HUD 811, HOME		0 w/o deed restrictions Development Received Density Bonus, has inclusionary obligation
Glendale City Lights		R	48	19	0	1	68	TCAC, HOME, RDA		0 w/o deed restrictions Development Received Density Bonus, has inclusionary obligation
(9) Total of **Above Moderate** from Table A2 ► ► ► ► ► ►						129	129			

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(10) Total by income units (Field 5) Table A ► ► ►	92	27	0	132	251	

Table A2

Annual building Activity Report Summary for Above Moderate-Income Units (not including those units reported on Table A)

	Single Family	Duplex Units	5+ Units	Second Unit	Mobile Homes	Total
No. of Units Permitted for **Above Moderate**	17	0	112	Not Available	0	129

Note: For 2008 permits - there was no break out for 2-4 units, only duplexes are shown, 3 to 4 unit structures are included in MF (5+). Also, 1 Mixed use unit is included in 5+ unit count.

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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	2009	2010	2011	2012	2013	2014	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level		RHNA Allocation by Income Level	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9		
Very Low	Deed Restricted	767	30	32	92							154	613
	Non-deed restricted												
Low	Deed Restricted	491	19	22	27							68	423
	Non-deed restricted												
Moderate	Deed Restricted	534	18	0	0							18	516
	Non-deed restricted												
Above Moderate		1,340	273	556	131							960	380
Total RHNA by COG. Enter allocation number:		3,132	340	610	250							1,200	1,932
Total Units ► ► ►													
Remaining Need for RHNA Period ► ► ► ► ►													

* For 2006 only, Metro City Lights development Units (which were completed not permitted units) were included in totals. This is due to Housing Element transition.

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Table C

Program Implementation Status
Note: This Table is based upon the 8 Year Housing Plan - approved by HCD in 2/24/2009.
(Production is counted during the City's Fiscal Year - 7/1/07 - 6/30/2008)

Program Description (By 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 - Year 2**
1. Preservation and Enhancement of Existing Housing Stock		31-Dec-14	
a. Single Family Rehab Loans	320 Single Family Rehab Loans/Grants	"	35 Single Family Rehab (SFR) Loan/Grant projects were completed.
a. Multi-Family Rental Rehab Loans	80 rental units rehabilitated	"	2 Multi Family Rehab Loan/Grant units were completed.
b. Handicapped Accessible Grants	16 units made accessible for disabled	"	4 units were made accessible for disabled persons. (These grants are included in 35 SFR and 2 MFR projects above).
c. GWP Public Benefit Programs	1,300 surveys and 5,200 rebates	"	No information available at this time.
d. Code Enforcement	1,400 inspections annually/100% compliance = 11,200 inspections	"	Neighborhood Services conducted 1,883 annual inspections in 2007-08.
e. Neighborhood Target Areas	Improve 1 new target area; complete Adams Square and E Garfield plans	"	Joint housing/public works improvement projects continued in 2 target areas - East Garfield. Adams Square completed

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f. Conservation of Existing & Future Affordable Housing	Conserve existing units at-risk (* units) and require long term covenants on new projects	"	Monitoring of in-service units continued. Palmer House Senior Apartments federal tax credits expired and staff reviewed options for financial restructing with developer. Affordable housing covenants recorded for 3 new projects in development.
g. Multi-family Design Guidelines	Create design guidelines for MF housing.	December 2010	Two community meetings were held in October 2008 in preparation of the North Glendale Community Plan, which will include design guidelines for multifamily housing. Additional public outreach and a citizens' advisory committee will continue this effort in 2009.
2. Production of Affordable Housing		31-Dec-14	
a. Density Bonus Program	Encourage Development - Provide Bonuses as Requested	"	The following three density bonus projects received permits in 2008 Vassar City Lights at 3658 San Fernando Road (70 units, 4 over density); United Cerebral Palsy at 6200 San Fernando Road (24 units, 4 over density) and Garfield Gardens at 295-307 E Garfield (30 units,15 over density). Additionally, two other affordable projects receiving permits requested and received concessions Doran Gardens at 331-347 W Doran (60 units) and Glendale City Lights at 3637 San Fernando Rd (68 units) received concessions under the city's affordable housing incentives (SB1818). Two of these projects also received additional densities through Glendale's by-right lot width density bonus. The City prepared and distributed the Affordable Housing Density Bonus brochure and included
b. Direct Financial Assistance	345 rental units; 106 ownership units	"	No projects completed construction this year. Several in construction or pre-development.
c. Inclusionary Zoning	15% of housing units constructed in SFRCRPA	"	No inclusionary units were completed this year. Several in construction or pre-development.

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d. CHDO and other Nonprofit Housing Organizations	Coordinate with local nonprofit groups to facilitate affordable housing development/rehab.	"	No nonprofit assisted units were completed this year. Several in construction or pre-development.
e. Residential Mixed Use	Encourage development where appropriate. Implement recent rezonings for mixed use and Downtown Specific Plan. Units dependent upon housing market.	"	In May 2008 the Americana at Brand project opened, a downtown mixed use project with 338 multifamily residential units (238 rental and 100 ownership).
3. Rental Assistance		31-Dec-14	
a. Section 8 Housing Choice Vouchers	Administer program with 1,600 Glendale and 1,300 portable voucher households.	"	Administered "high performer" rated program to 2,900 Glendale and portable voucher households.
b. Short Term Assistance/Special Needs	Assist 220 households.	"	Assisted 63 households •Moving Assistance Grants - 0 households •LIFERAP - 3rd of 3 years - 59 households •ERAP - 4 households
4. Increase Homeownership Opportunities			
a. First Time Home Buyer Mortgage Assistance	Provide resale home mortgages when feasible in housing market. Provide home mortgages for 106 new construction ownership units. (See 2.b. above).	31-Dec-14	Not feasible in current housing market except for New Construction Ownership units described in 2.b. above.
b. HO Education/Counseling/Marketing	Provide 48 classes, including 16 in foreign languages, serve 1,520 people.	31-Dec-14	Provided 8 classes to 272 individuals. Classes included 1 Armenian and 1 Spanish language class.
c. Condo Conversion FTHB Mortg. Assistance	Provide mortgages when feasible in housing market.	Unknown	Due to the unanticipated downturn in the economy, no applications for condo conversions were received in 2008.
d. Condo Conversion of Over Density Buildings	Complete study.	Unknown	In September 2008 the City Council considered changing it's policy that requires apartment conversions to meet current general plan density requirements. Council determined to allow waivers of overdensity requirements for con

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5. Housing Services			
a. Care Management Services	Provide case management services to 200 individuals annually.	31-Dec-14	200 persons were provided care management services.
b. Homeless Services	Provide services: Emergency Shelter - 2,160 persons Transitional Shelter - 976 persons Permanent Supportive Housing - 240 persons (43 HH with disabilities; Care Management and Supportive Services - 8,320 persons Homeless Prevention Services - 1,600 persons Street Outreach - unknown at this time. Domestic Violence Programs - 2,160 persons Supportive Services - unknown at this time.	31-Dec-14	ES - 336 individuals, 86 households Transitional Shelter - 82 households Permanent Supp. Housing- 34 households Care Management - 1,200 individuals Street Outreach - 353 individuals Domestic Violence Programs - 91 individuals, 39 households
c. Reasonable Accomodation	Complete study and modify zoning standards - allow reasonable accomodation so that persons with disabilities may remain in their existing units.	December 2009	This program has not begun.
d. Water and Sewer Service Priority for Housing Affordable to Lower Income Households	Adopt policy - priority to affordable housing developments.	April 2009	This program is on the 2009 work program.
e. Zoning Compliance with California Welfare and Institutions Code Section 5120	Adopt zoning in accordance with Section 5120	December 2010	This program has not begun.

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f. Zoning Compliance with SB2	Adopt zoning in accordance with SB2	December 2010	Amended zoning ordinance in 2008 to permit emergency shelters by right in certain zones. However, additional amendments are needed to complete implementation of this housing program.
g. Consistent Definitions for Residential and Institutional Uses Related to Housing	Clarify zoning definitions for residential and institutional uses related to housing to remove ambiguity and provide predictability	1-Apr-09	This program has not begun.
6. Fair Housing		31-Dec-14	
a. Implement Fair Housing Plan/AI recommendations.	Annually contract for Fair Housing Services with qualified provider. Annually hold fair housing workshops. Review and Update Analysis of Impediments Study in 2010.	"	Annual contract in effect. 2 workshops held. 1,294 telephone contacts tenant/landlord issues. 71 housing discrimination complaints, 18 investigated, 5 conciliated, 3 dropped, 5 pending.
b. Constraints on Housing Persons with Disabilities	Identify zoning code constraints to ensure standards and policies do not violate federal and state fair housing law s or violate state privacy rights with regard to housing for persons with disabilities. Take action as appropriate.	Implement study by 2010	This program has not begun.

List of Efforts to Remove Governmental Constraints

See Attached.

Adequate Sites

See Attached.

Table C Attachments

List Efforts to Remove Governmental Constraints

The City of Glendale Housing Element 2006-2014 was certified on February 24, 2009. Chapter 6- Constraints on Housing of this element provides the updated status of the City's efforts to remove governmental constraints. A copy of this Chapter 6 is attached.

Adequate Sites

The City of Glendale Housing Element 2006-2014 was certified on February 24, 2009. Appendix A- Adequate Sites of this element contains the identified adequate sites for the City of Glendale. A copy of the Appendix A- Adequate Sites is attached.