CITY OF GLENDALE, CALIFORNIA
Planning Department

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March 23, 2011

HOUSING POLICY
DEVELOPMENT, HCD

MAR 24 2011

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

RE: Annual Housing Element Progress Report 2010

City Name: City of Glendale, California 91206

Mailing Address: Community Development Department- Planning Division
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Contact Person: Laura Stotler, Principal Planner

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Reporting Period for Building Permit Activity Reports (New Construction) and RHNA Progress: 1/1/2010 – 12/31/2010

Reporting Period for Program Implementation Status: Based on 8 Year Housing Plan- approved by HUD- 2/24/2009. Housing Production Program unit counts are per the City's Fiscal Year 7/1/2009 – 6/30/2010

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

Sincerely,

Laura Stotler
Principal Planner

CC: Anne Bockenkamp, Senior Administrative Analyst
Peter Zovak, Deputy Director of Housing
Tim Foy, Assistant Director of Planning

WE RECYCLE

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

Jurisdiction City of Glendale, California

Reporting Period 12/24/2010 - 12/26/2010

Table A

Annual Building Activity Report Summary - New Construction
Very Low-, Low-, 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	5a	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	Est. # Infill Units*	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	
331-347 W Doran (Doran Gardens)		O			57	3	60	57	BEGIN, CalHOME, HOM, RDA		3 w/o deed restrictions, Development received Density Bonus
(9) Total of Moderate and Above Moderate from Table A3 ► ►					57	223	280				
(10) Total by income Table A/A3 ► ►					114	226	340	57			
(11) Total Extremely Low-Income Units*											

* Note: These fields are voluntary

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Table A2
Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)

Please note: Units may only be credited to the table below when a jurisdiction has included a program it its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA whichmeet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				(4) The Description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1
	Extremely Low-Income*	Very Low-Income	Low-Income	TOTAL UNITS	
(1) Rehabilitation Activity	3	23	9	35	Single Family rehabs- wre distributed by the following income groups- 3 Extremely low (30% AMI or less); 7 Very Low--also Lower by HCD definition (31% - 10% AMI); 9 were Low (51% - 80% AMI); and 2 were moderate (81% - 120% AMI). Multi Family Rehabs-- 16 were Very Low--also Lower by HCD definition (31% - 50% AMI).
(2) Preservation of Units At-Risk	0	0	0	0	None
(3) Acquisition of Units	0	0	0	0	None
(5) Total Units by Income	3	23	9	35	

* Note: This field is voluntary

Table A3
Annual building Activity Report Summary for Above Moderate-Income Units (not including those units reported on Table A)

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for **Moderate**	0	0	57	0	0	57	57
No. of Units Permitted for **Above Moderate**	4	4	215	Not Permitted	0	223	223

* Note: This field is voluntary

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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.													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	53	0						207	560
	Non-deed restricted													
Low	Deed Restricted	491	19	22	27	21	0						89	402
	Non-deed restricted													
Moderate	Deed Restricted	534	18	0	0	0	57						75	459
	Non-deed restricted													
Above Moderate		1,340	273	556	131	40	228						1,228	112
Total RHNA by COG. Enter allocation number:		3,132	340	610	250	114	285						1,599	1,533
Total Units ► ► ►														
Remaining Need for RHNA Period ► ► ► ► ►														

Note: units serving extremly low-income households are included in the very low-income permitted units totals.

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Table C

Program Implementation Status

Program Description (By Housing Element Program Names)	Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.		
Name of Program	**Objective**	**Timeframe in H.E.**	**Status of Program Implementation**
1. Preservation and Enhancement of Existing Housing Stock		Dec-14	
a. Single Family Rehabilitation Loans	320 Single Family Rehab Loans/ Grants	"	21 Single Family Rehab loan/grant projects were completed in 2010. Distribution for 2010 as follows: 3 Extremely Low (30% AMI or less); 7 Very Low-- also called Lower by HCD definition (31-50% AMI); 9 were Low (51% - 80% AMI) and 2 were Moderate (81% - 120% AMI). Total years 1-5=127 units
a. Multi Family Rental Rehab Loans	80 rental units rehabilitated	"	16 Multi-Family Rehab loan units (Very low-- also Lower by HCD definition) were completed in 2010. Total years 1-5= 26
b. Handicapped Accessible Grants	16 units made accessible for disabled	"	0 units were made accessible for disabled persons. Total years 1-5=11 units.

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c. GWP Public Benefit Programs	1,300 surveys and 5,200 rebates	"	In 2010, the Glendale did 4321 rebates and 1,598 in-home surveys. The City also began installing its smart grid system for water and electric meters. In 2010, the City installed 5,174 electric smart meters and 1,409 smart water meters.
d. Code Enforcement	1,400 inspections annually/ 100% compliance = 11,200 inspections	"	In 2010, Glendale performed 18,000 residential housing unit inspections (includes inspections for CE, CDBG and RHIP).
e. Neighborhood Target Areas	Improve 1 new target area: complete Adams Square and E. Garfield plans	"	Joint housing/public works improvement projects continued in 1 target area- East Garfield. No further contruction occurred in 2010.
f. Conservation of Existing & Future Affordable Housing	Conserve existing units at-rick and require long term covenants on new projects.	"	Annual monitoring of in-service and other community affordable units continues.Palmer House Senior Apartments financial restructing still in process with property owner 22 units of senior housing continue operating as prior to expiration of tax credits. 45 Year affordable housing covenants recorded for 1 new ownership project in development.
g. Multi-family Design Guidelines	Create design guidelines for MF housing.	Dec-14	On February 15, 2011, the draft North Glendale Community Plan, which incorporates design guidelines, was presented to Council. Council directed staff to finalize the plan with the North Glendale Advisory Committee in March and April 2011 and then begin holding public hearings this summer. Plan adoption is anticipated in November 2011.
2. Production of Affordable Housing		Dec-14	
a. Density Bonus Program	Encourage Development- Provide density bonus for qualified development	"	In 2010, the following density bonus housing projects were completed: United Cerebral Palsy at 6200 San Fernando Road (24 very low income rental units, 4 over density); 711 N Kenwood (11 low income ownership units); Vassar City Lights at 3685 San Fernando Road (49 very low, 21 low and 2 above moderate income units); Glendale City Lights at 3673 San Fernando Road (7 extremely low income, 41 very low income and 19 low income and one market rate rental units); Garfield Gardens at 295-307 E Garfield (21 very low income and 8 low income rental units. 15 over density.); and, the Salvation Army (4 very low income rental) at 615 Chester Street. In 2010 building permits were issued for Doran Gardens at 331-353 W Doran (57 moderate income and 3 market rate ownership units.) Glendale approved a project at 327-331 Salem (36 low income and 4 live/work units) and the Broadway Lofts at 200 E Broadway, which is a mixed use project with 14 low income and 196 rental units. All of these projects received bonus densities through Glendale's "by right" lot width density bonus. The City continues to distribute its Affordable Housing Density Bonus brochure citywide.

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b. Direct Financial Assistance	345 rental units; 106 ownership units	"	One affordable home ownership project with 11 units completed (711 N. Kenwood). Four affordable rental and special needs rental projects completed with a total of 123 affordable units. Years 1-5= 230 rental units, 14 ownership units.
c. Inclusionary Zoning	15% of housing units constructed in SFRCRPA	"	The ICIS mixed-use preojct (186 units) at 525-550 W Colorado was issued a permit in 2010 in the SFRCRPA. However, the courts disallowed inclusionary requirements so none apply to the project.
d. CHDO and other Nonprofit Housing Organizations	Coordinate with local nonprofit groups to facilitate affordable housing development/rehab	"	Chester Village, with the Salvation Army or Glendale and Casa de la Armistad with Glendale Housing Corporation, a local CHDO affiliated with United Cerebral Palsy of Los Angeles and Ventura Counties, were both completed in 2009/2010. These apartments provide housing and supportive services for formerly homeless households with disabilities and for physically disabled persons, respectively.
e. Residential Mixed Use	Encourage development where appropriate. Implement recent rezonings for mixed use and Downtown Specific Plan. Units dependent upon housing market	"	The City continues to encourage mixed use development in Downtown Glendale and in the San Fernando Road Redevelopment Project Area. The City extended all valid, active development entitlemens for an additional two years, extending approvals of may large-scale mixed-use developments. Building permits were issued for the ICIS mixed-use project at 524-550 W Colorady (186 units and 8,300 sf commercial). Legendary Tower at 300 N. Central (80 units, including 8 live/work) was approved, but has not applied for building permits.
f. Shared Housing	Encourages the creation of a shared housing program that would subsidize senior citizens renting a room in a privately owned residence.	"	Council approved a Motion to Receive and File Report on June 16, 2009. No further actions were taken in 2010.
3. Rental Assistance		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 2,973 Glendale and portable voucher households.
b.Short Term Assistance/Special Needs	Assist 220 households	"	Assisted 30 households with a variety of special rental assistance programs, including Moving Assistance Grants, Low Income Family Employment and Rental Assistance Program- 2nd of 3rd years, and Emergency Rental Assistance Program. Years 1-5=191.

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4. Increase Homeownership Opportunities			
a. First Time Homebuyer Mortgage Assistance	Provide resale home mortgages when feasible in hosing market. Provide home mortgages for 106 new construction ownership units (See 2.b above).	Dec-14	Limited feasibility in current housing market. Provided 1 FTHB loan in 08/09. Working with developers to provide DP assistance to buyers of new construction units. Years 1-5=4 households assisted.
b. HO Education/Counseling/Marketing	Provide 48 classes, including 16 in foreign languages, serve 1,520 people.	Dec-14	Provided 7 classes to 230 individuals. Classes included a Spansh language class. Years 1-5= 37 clases for 1,361 people and include classes in Spanish and Armenian.
c. Condominium Conversion FTHB Mortgage Assistance	Provide mortages when feasible in housing market.	Unknown	Due to the continuing downturn of the economy, especially impacting home ownership developments, no applications for condominium conversions were received in 2009-2010. Hence, no FTHB loan applications were received for renters to become
d. Condominium Conversion of Over Density Buildings	Complete Study	Unknown	In September 2008, the City Council determined to allow waivers of overdensity requirements for conversions on a case-b7-case basis. No change in this policy was considered in 2010.
5. Housing Services			
a. Care Management Services	Provide case management services to 200 individuals annually.	Dec-14	58 persons were provided care management services; 434 through year 5.

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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- 8320 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	Dec-14	Emergency Shelter- PATH Achieve Glendale and Sunrise Village- 299 unduplicated individuals; 1,625 through year 5 Homeless Prevention Services- 440 households; 1,784 through year 5 Transitional Shelter- 54 households; 479 through year 5 Permanent Supportive Housing- 56 households; 153 through year 5 Care Management- 1,200 individuals Street Outreach- 168 individuals; 1,772 persons through year 5 Winter Homeless Shelter at Armory- 914 persons' 3,491 through year 5 Winter Homeless Motel Vouchers for Families- 78 persons; 232 through year 5
c. Reasonable Accommodation	Complete study and modify zoning standards to allow reasonable accommodation so that persons with disabilities	Dec-09	Glendale City Council adopted a Reasonable Accommodation Ordinance on May 18, 2010. The City has received one request for reasonable accomodation in 2010 and it was granted.
d. Water and Sewer Service Priority for Housing Affordable to Lower Income Households	Adopt policy- priority to affordable housing developments	Apr-08	Council Resolution Establishing Priority for Water and Sewer Service for Affordable Housing to Lower Income Households was adopted by Council and the Housing Authority June 16, 2009. Updates to the City's Urban Water Management Plan began in 2010 and will address lower income households in compliance with this code section. Adoption of the updated Urban Water Management Plan is anticipated in 2011.
e. Zoning Compliance with California Welfare and Institutions Code Section 5120	Adopt zoning in accordance with Section 5120.	Dec-10	Research on draft zoning definitions has begun, and includes research for 5f and 5g. However, this project was delayed due to availability of grant-funding for Program 7a (Compliance with AB32- Greenhouse Gas Reduction). See program 7a.
f. Zoning Compliance with SB 2	Adopt zoning in accordance with SB2	Dec-10	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. In 2010 the City approved a new location and building for PATH Achieve to provide services to the homeless located at 1851 Tyburn and 1948 Gardena Avenue and provide $2 million towards this project.

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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	Dec-10	Research on draft zoning definitions has begun, and includes research for 5f and 5e. However, this project was delayed due to availability of grant-funding for Program 7a (Compliance with AB32-Greenhouse Gas Reduction). See program 7a.
6. Fair Housing		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	"	Annual contract in effect. Two workshops held during year one for tenants, one for property owners. Fair housing information provided to 2,125 telephone contacts tenant and direct services. 7,729 telephone contacts and direct services through year 5
b. Contraints on Housing Persons with Disabilities	Identify zoning code constraints to ensure standards and policies do not violate federal and state fair housing laws or violate state privacy rights with regard to housing for persons with disabilities. Take action as appropriate.	Implement by 2010	City adopted a reasonable accommodation ordinance on May 19, 2010. This information will be used in future efforts to remove barriers.
7. Sustainability			
a. Compliance with AB32 (Greenhouse Gas Reducton)	Comply with state requirements for reduction of greenhouse gases. Monitor state-required implementation program.	As required by state.	The City received a time-limited energy efficiency and water conservation grant and began creation of a Greener Glendale Plan in June 2010. The City is presently creating a greenhouse gas inventory, both municipal and community-wide, in accordance with AB32. More information about this effort can be found at www.GreenerGlendale.com. The inventory is anticipated to be completed in March 2011 and the plan will be adopted June 2011. Due to the availability of this grant funding and staffing constraints, this HE implementation program became a priority and programs 5.e, 5f, and 5g are delayed.

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b. Review Housing Standards for Multi-Modal Transportation Options	Study housing location and design that supports multi-modal transportation options.	Implement by 2010	Parking modifications pursuant to the City's mobility study are scheduled for Council consideration in April 2011. In February 2011, the City's Transportation and Parking Commission and the City's Planning Commission, recommended approval of incentives for parking and multi-modal options in residential and residential mixed-use develpments.

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General Comments:

There has been a delay in completion of the Vassar City Lights affordable house project which was originally projected to open in 2010 due to a investigation of ADI, the project builder. Additionally, the City did approve an affordable housing project on Salem Street with ADI in April 2010. However, this project has been withdrawn.