CITY OF GLENDALE, CALIFORNIA
COMMUNITY DEVELOPMENT DEPARTMENT
Planning Division

633 East Broadway, Room 103
Glendale, California 91206-4386
(818) 548-2140 (818) 548-2144
(818) 548-2115 Fax (818) 240-0392
www.ci.glendale.ca.us

March 26, 2012

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

Housing Policy Department
Received on:
MAR 29 2012

RE: Annual Housing Element Progress Report 2011

City Name: City of Glendale, California 91206

Mailing Address: Community Development Department- Planning Division
633 East Broadway, Suite 103
Glendale, CA 91206-4386

Contact Person: Laura Stotler, Principal Planner

Phone: (818) 548-2140 FAX: (818) 240-3092 Email: LStotler@ci.glendale.ca.us

Reporting Period for Building Permit Activity Reports (New Construction) and RHNA Progress: 1/1/2011 – 12/31/2011

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 7/1/2010 – 6/30/2011

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

Sincerely,

Laura Stotler

Laura Stotler
Principal Planner

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

WE RECYCLE

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

Jurisdiction City of Glendale, California

Reporting Period 1/1/2011 - 12/31/2011

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: Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Total Units per Project	Est. # Infill Units*	Assistance Programs for Each Development: See Instructions	Deed Restricted Units: See Instructions	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.
Broadway Lofts 200 E Broadway	5+	R	14			194	208	208		DB	
Triangle Project 6900 San Fernando Rd	5+	R	11			218	229	229		DB	
Habitat Geneva 624 Geneva St	5+	0		5			5	5	RDA		
(9) Total of Moderate and Above Moderate from Table A3 ► ►					0	8	8				
(10) Total by income Table A/A3 ► ►			25	5		420	450	442			
(11) Total Extremely Low-Income Units*											

* Note: These fields are voluntary

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

Jurisdiction City of Glendale, California

Reporting Period 1/1/2011 - 12/31/2011

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				0	
(2) Preservation of Units At-Risk				0	
(3) Acquisition of Units				0	
(5) Total Units by Income	0	0	0	0	

* 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
No. of Units Permitted for **Above Moderate**	5	3				8	8

* Note: This field is voluntary

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

Jurisdiction City of Glendale, California

Reporting Period 1/1/2011 - 12/31/2011

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	25				232	535
	Non-deed restricted												
Low	Deed Restricted	491	19	22	27	21	0	0				89	402
	Non-deed restricted												
Moderate	Deed Restricted	534	18	0	0	0	57	0				75	459
	Non-deed restricted												
Above Moderate		1,340	273	556	131	40	228	420				1,648	-308
Total RHNA by COG. Enter allocation number:		3,132	340	610	250	114	285	445				2,044	1,088
Total Units ► ► ►													
Remaining Need for RHNA Period ► ► ► ► ►													

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

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

Jurisdiction City of Glendale, California

Reporting Period 1/1/2011 - 12/31/2011

Table C

Program Implementation Status
Note: This Table is based upon the 8 Year Housing Plan - approved by HCD in 2/24/2009.
(Housing Production Program unit counts are per the City's Fiscal Year - 7/1/2010 - 6/30/2011)

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 6**
1. Preservation and Enhancement of Existing Housing Stock		31-Dec-14	
a. Single Family Rehab Loans	320 Single Family Rehab Loans/Grants	"	34 Single Family Rehab loan/grant projects were completed. Total years 1-6 = 170 units
a. Multi-Family Rental Rehab Loans	80 rental units rehabilitated	"	16 Multi Family Rehab loan units were completed. Total years 1-6 = 26 units
b. Handicapped Accessible Grants	16 units made accessible for disabled	"	6 units were made accessible for disabled persons. Total years 1-6 = 17 units
c. GWP Public Benefit Programs	1,300 surveys and 5,200 rebates	"	In 2011, the City finished installing it's smart grid system for 33,000 water meters and 88,000 electric meters.
d. Code Enforcement	1,400 inspections annually/100% compliance = 11,200 inspections	"	9,325 field inspections/1,670 cases initiated/1,059 brought into compliance in 2010-11. (No 1-6 year summary available).

Name of Program	Objective	Deadline in H.E.	Status of Program Implementation - Year 6
e. Neighborhood Target Areas	Improve 1 new target area; complete Adams Square and E Garfield plans	"	Joint housing/public works improvement projects completed in 1 target area - East Garfield. May adopt S Glendale Blvd as new target area. In Winter 2012, the Community Development Department began public outreach to create the South Glendale Community Plan, which will include identification of neighborhoods, public improvements and architectural guidelines to improve quality of life in South Glendale Neighborhoods.
f. Conservation of Existing & Future Affordable Housing	Conserve existing units at-risk 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.
g. Multi-family Design Guidelines	Create design guidelines for MF housing.	December 2010	The City's Comprehensive Design Guidelines and the North Glendale Community Plan, which incorporates design guidelines for specific neighborhoods, were adopted by the City Council on November 28, 2011.
2. Production of Affordable Housing		31-Dec-14	
a. Density Bonus Program	Encourage Development - Provide Bonuses as Requested	"	In 2011 building permits were issued for: Broadway Lofts, 200 W Broadway (11 Very Low Income units); Triangle Project, 6900 San Fernando Blvd (14 Very Low Income Units). Continuing: Doran Gardens at 331-353 W Doran (57 moderate income and 3 market rate ownership units), and 624 Geneva (5 Low Income units). The City continues to distribute its Affordable Housing Density Bonus brochure citywide.
b. Direct Financial Assistance	345 rental units; 106 ownership units	"	One affordable family rental new construction project completed with 70 units completed - Vassar City Lights; Years 1 - 6 = 300 rental units; 14 ownership units
c. Inclusionary Zoning	15% of housing units constructed in SFRCRPA	"	Vassar City Lights in SFRCRPA provided 15% of 72 units meeting inclusionary requirement onsite.

Name of Program	Objective	Deadline in H.E.	Status of Program Implementation - Year 6
d. CHDO and other Nonprofit Housing Organizations	Coordinate with local nonprofit groups to facilitate affordable housing development/rehab.	"	During HE period partnered with nonprofit groups: San Gabriel Valley Habitat for Humanity, Salvation Army, Glendale Housing Corporation, Ascencia. Continued outreach to other nonprofit developers for future projects.
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 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 (186 units and 8,300 sf commercial). Legendary Tower at 300 N Central (80 units, including 8 live-work) was approved.
f. Shared Housing	Encourage the creation of a shared housing program that would subsidize senior citizens renting a room in a privately owned residence.	"	Council Approved Motion to Receive and File Report and to Provide Direction to Staff - June 16, 2009. No further actions were taken in 2010 or 2011.
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 2,9493 Glendale and portable voucher households in the year.
b. Short Term Assistance/Special Needs	Assist 220 households.	"	Assisted 44 households with special rental assistance programs: Moving Assistance Grants, Low Income Family Employment and Rental Assistance Program - 2nd of 3 years, and Emergency Rental Assistance Program. Years 1 - 6 = 235
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	Limited feasibility in current housing market. Provided 0 FTHB loans in year. Years 1-6 = 4 households assisted.

Name of Program	Objective	Deadline in H.E.	Status of Program Implementation - Year 6
b. HO Education/Counseling/Marketing	Provide 48 classes, including 16 in foreign languages, serve 1,520 people.	31-Dec-14	Provided 7 classes to 202 individuals in year. Classes included a Spanish language class. Years 1-6 = 34 classes for 1,563 people including Spanish language classes.
c. Condo Conversion FTHB Mortg. Assistance	Provide mortgages when feasible in housing market.	Unknown	Due to the continuing downturn in the economy especially impacting home ownership developments, no applications for condo conversions were received in 2010-11, hence no FTHB loan applications for renters to become owners in these units.

Name of Program	Objective	Deadline in H.E.	Status of Program Implementation - Year 6
d. Condo 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-by-case basis. No change in this policy was considered in 2011.
5. Housing Services			
a. Care Management Services	Provide case management services to 200 individuals annually.	31-Dec-14	68 persons were provided care management services; 502 persons through year 6.
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	Emergency Shelter - Path Achieve Glendale and Sunrise Village - 333 unduplicated individuals; 1,958 through year 6 Homeless Prevention Services -222 household; 2,006 through year 6. Transitional Shelter -50 households; 529 through year 6 Permanent Supp. Housing- 70 households; 223 households through year 6 Care (Case) Management - 1,189 individuals - 2,389 individuals Years 5&6 Street Outreach - 263 individuals; 2,035 persons through year 6 Winter Homeless Shelter at Armory - 90 persons; 3,581 through year 6. As of Year 6 - no longer a regional program. Winter Homeless Motel Vouchers for Families - 0 persons; 232 through year 6.
c. Reasonable Accomodation		December 2009	Study completed and Reasonable Accommodation Ordinance adopted on May 18, 2010. In 2011 received 3 requests: 2 approved and 1 under review. Year 1 - 6 received - 2 approved.

Name of Program	Objective	Deadline in H.E.	Status of Program Implementation - Year 6
d. Water and Sewer Service Priority for Housing Affordable to Lower Income Households	Adopt policy - priority to affordable housing developments.	April 2009	Resolution 09-81 was adopted on June 16, 2009 which adopts water and sewer service priority for housing affordable to lower income households.
e. Zoning Compliance with California Welfare and Institutions Code Section 5120	Adopt zoning in accordance with Section 5120	December 2010	Research on draft zoning definitions has begun, and includes research for 5f and 5e.
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. In 2010 the City approved a new location and building for PATH Achieve to provide services to the homless located at 1851 Tyburn and 1948 Gardena Avenue and provided $2 million towards this project.
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	April 1, 2009	Research on draft zoning definitions has begun, and includes research for 5f and 5e. This item is tentativelys scheduled for Planning Commission consideration in May 2012.
6. Fair Housing		December 31, 2014	
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 during year - one for tenants, one for property owners. Fair housing information provided to 693 telephone contacts tenant and direct services. 8,422 telephone contacts and direct services through year 6. The Analysis to Impediments to
b. Constraints 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 study by 2010	City adopted a reasonable accommodation ordinance on May 18, 2010. This information will be used in future efforts to remove barriers. On March 6, 2012, the City Council adopted an Analysis of Impediments to Fair Housing which also addresses constraints on housing persons with disabilities.
7. SUSTAINABILITY		December 31, 2014	

Name of Program	Objective	Deadline in H.E.	Status of Program Implementation - Year 6
a. Compliance with AB32 (Greenhouse Gas Reduction).	Comply with state requirements for reduction of greenhouse gases. Monitor state required implementation programs	Implement study by 2010	The City received an energy efficiency and water conservation grant and began to create Greener Glendale Plan in June 2010. In November 2011, the City adopted the Greener Glendale Plan for Municipal Operations which is a sustainability plan that includes provisions for greenhouse gas reduction in accordance with AB32. On March 27, 2012, the City Council will consider adoption of the Greener Glendale Plan for Community Activities, which addresses greenhouse gas reduction for activities outside the direct control of the City.
b. Review Housing Standards for Multi-Modal Transportation Options	Study housing location and design that supports multi-modal transportation options.	Implement study by 2010	Parking modifications for housing in the DSP were adopted by the City Council on March 29, 2011. The parking modifications are consistent with the City's Mobility Study and include reduced parking requirements for downtown housing and mixed-use buildings and requirements for bicycle parking.
Adequate Sites			

See Attached.