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 29, 2013

HCD
ACCOUNTING OFFICE
2013 APR -2 AM 9:47

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

RE: Annual Housing Element Progress Report 2012

City Name: City of Glendale, California 91206

Mailing Address: Community Development Department
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: 1/1/2012 – 12/31/2012

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 7/1/2011 – 6/30/2012

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: Anne Bockenkamp, Housing Coordinator
Peter Zovak, Deputy Director of Housing
Tim Foy, Assistant Director of Community Development

WE RECYCLE

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

Jurisdiction City of Glendale

Reporting Period 1/1/2012 - 12/31/2012

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	
Triangle Project 6900 San Fernando Rd. *	5+	R	11			58	69	69	0	DB	0
Geneva Habitat ** 624 Geneva Street	5+	O		5			5	5	RDA		
* Revised DB plan resulted in 11 more VL income units and 58 more Above Mod units in 2012. (In 2011 showed 11 VL and 218 Above Mod units in totals). ** 624 Geneva Habitat project not shown in 2011 HE Update Report as required. Adjustment made now.											
(9) Total of **Moderate and Above Moderate** from Table A3 ► ►					0	250	250	250			
(10) Total by income Table A/A3 ► ►			11	5		308	324	324			
(11) Total **Extremely Low-Income** Units*											

* Note: These fields are voluntary

HCD ACCOUNTING OFFICE
2013 APR -2 AM 9:47

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

Jurisdiction City of Glendale
Reporting Period 1/1/2012 - 12/31/2012

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	
No. of Units Permitted for **Above Moderate**	8	2	240			250	250

* Note: This field is voluntary

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

Jurisdiction City of Glendale

Reporting Period 1/1/2012 - 12/31/2012

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	11			243	524
	Non-deed restricted												
Low	Deed Restricted	491	19	22	27	21	0		5			94	397
	Non-deed restricted												
Moderate	Deed Restricted	534	18	0	0	0	57	0	0			132	402
	Non-deed restricted												
Above Moderate		1,340	273	556	131	40	228	420	308			2,184	-844
Total RHNA by COG. Enter allocation number.		3,132	340	610	250	114	570	445	324			2,653	479
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 1/1/2012 - 12/31/2012

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 - 7/1/2011 - 6/30/2012)

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 7**
1. Preservation and Enhancement of Existing Housing Stock		31-Dec-14	
a. Single Family Rehab Loans	320 Single Family Rehab Loans/Grants	"	8 Single Family Rehab loan/grant projects were completed. Total years 1-7 = 178 units. Program eliminated due to loss of Redevelopment funds.
a. Multi-Family Rental Rehab Loans	80 rental units rehabilitated	"	21 Multi Family Rehab loan units were completed. Total years 1-7 = 47 units Program reduced due to loss of Redevelopment funds.
b. Handicapped Accessible Grants	16 units made accessible for disabled	"	0 units were made accessible for disabled persons. Total years 1-7 = 17 units. Program reduced due to loss of funding.
c. GWP Public Benefit Programs	1,300 surveys and 5,200 rebates	"	In 2011 and 2012 public benefit programs were modified due to budget reductions. The City installed 120,000 meters to implement the City's smart grid program. Presently the city offers real-time energy assessments to customers using smart grid technology.

Name of Program	Objective	Deadline in H.E.	Status of Program Implementation - Year 7
d. Code Enforcement	1,400 inspections annually/100% compliance = 11,200 inspections	"	In 2012, 27,000 field inspections were completed and 1,900 cases were initiated by Neighborhood Services staff.
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. Maryland Mini Park funding received. Due to limited funding additional target area adoption is delayed.
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 completed on an annual basis.
g. Multi-family Design Guidelines	Create design guidelines for MF housing.	December 2010	The draft North Glendale Community Plan, which incorporates design guidelines, was adopted by the City Council on November 29, 2011.
2. Production of Affordable Housing		31-Dec-14	
a. Density Bonus Program	Encourage Development - Provide Bonuses as Requested	"	In 2012 Density Bonus projects continue under construction - Broadway Lofts and Triangle Project. Affordable Density Bonus projects were completed in 2012: Doran Gardens at 331-353 W Doran and 624 Geneva. The City continues to distribute its Affordable Housing Density Bonus brochure citywide.
b. Direct Financial Assistance	345 rental units; 106 ownership units	"	Geneva Habitat ownership project completed and counted in 2012. Completed in Years 1 - 7 = 300 rental units; 19 ownership units. First Time Home Buyer Program eliminated due to loss of Redevelopment Funds; New Construction Ownership and Rental program reduced.
c. Inclusionary Zoning	15% of housing units constructed in SFRCRPA	"	No residental housing units completed in SFRCRPA in 2011-12.
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, Heritage Housing Partners, YMCA. Continued outreach to other nonprofit developers for future projects.

Name of Program	Objective	Deadline in H.E.	Status of Program Implementation - Year 7
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. In 2012 the following mixed use projects received all or partial entitlements: 3900 San Fernando Road (Triangle) 287 MF units (22 affordable and 16 live/work units); 610-626 N Central (Verdugo Gardens) 228 MF units; 137 N Orange (Orange+Wilson) 196 MFand 5 live/work units; 141 N Brand Blvd (Brand + Wilson) 238 MF units; 124 W Colorado (Colorado Gardens) 50 MF units. Additionally 435 Los Feliz, 301 N Central, 315 S Brand Blvd, Central+WIlson, and 507 W Colorado St are in entitlement phases for residential units.
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 3,012 Glendale and portable voucher households in 2012.
b. Short Term Assistance/Special Needs	Assist 220 households.	"	Assisted 10 households with special rental assistance programs: Moving Assistance Grants, Low Income Family Employment and Veterans Rental Assistance Program, Emergency Rental Assistance. Years 1 - 7 = 245. Programs eliminated due to loss of Redevelopment Funds.
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 1-7 = 4 households assisted. Program eliminated due to loss of Redevelopment Funds.
b. HO Education/Counseling/Marketing	Provide 48 classes, including 16 in foreign languages, serve 1,520 people.	31-Dec-14	Provided 5 classes to126 individuals in year 7. Years 1-7 = 39 classes for 1,689 people including Spanish and Armenian language classes. This program has been eliminated due to the loss of Redevelopment funds.

Name of Program	Objective	Deadline in H.E.	Status of Program Implementation - Year 7
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 2011-12, 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 7
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 2012.
5. Housing Services			
a. Care Management Services	Provide case management services to 200 individuals annually.	31-Dec-14	50 persons were provided care management services; 552 persons through year 7.
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 YWCA - 276 unduplicated individuals; 2,234 through year 7 Homeless Prevention Services -125 household; 2,131 through year 7. Transitional Shelter -46 households; 575 through year 7 Permanent Supp. Housing- 30 households; 253 households through year 7 Care (Case) Management (SSO) - 1,363 individuals - 3,752 individuals Years 5,6, and 7 Street Outreach - 263 individuals; 2,035 persons through year 6. Revised program in year 7 - counts incorporated in other programs. Winter Homeless Shelter at Armory - 90 persons; 3,671 through year 7. As of Year 6 - no longer a regional program. Winter Homeless Motel Vouchers for Families - 0 persons; 232 through year 6. No longer funded by City funds.
c. Reasonable Accomodation		December 2009	Study completed and Reasonable Accommodation Ordinance adopted on May 18, 2010. In 2012 received four requests, three approved and 1 partially approved. Years 1-2 = 7 received (6 approved, one partially approved.)
d. Water and Sewer Service Priority for Housing Affordable to Lower Income Households	Adopt policy - priority to affordable housing developments.	April 2009	Affordable Housing Priority Service Policy adpted June 16, 2009
e. Zoning Compliance with California Welfare and Institutions Code Section 5120	Adopt zoning in accordance with Section 5120	December 2010	Zoning code amendment to definitions and land uses proposed for adoption with Housing Element Update in July 2013. Definitions out for public review

Name of Program	Objective	Deadline in H.E.	Status of Program Implementation - Year 7
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. In 2010 the City approved a new location and building for PATH Achieve (now Ascencia) to provide services to the homless located at 1851 Tyburn and 1948 Gardena Avenue and provided $2 million towards this project. Zoning code amendment to definitions and land uses proposed for adoption with Housing Element Update in July 2013. Definitions out for public review.
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	Zoning code amendment to definitions and land uses proposed for adoption with Housing Element Update in July 2013. Also, creation of new MS (Medical Services) Zone for hospitals proposed to include supportive housing provisions anticipated for adoption Summer 2013.
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. 3workshops held during year - one for tenants, one for property owners and one for staff. Fair housing information provided to 650 telephone contacts tenant and direct services in 2012. 9072 telephone contacts and direct services through year 7.
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.
7. SUSTAINABILITY		December 31, 2014	
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 completed a Greener Glendale Plan for Municipal Operations and for Community Activities to comply with AB32 and SB375. The Greener Glendale Plan was complete and adopted in November 2011.
b. Review Housing Standards for Multi-Modal Transportation Options	Study housing location and design that supports multi-modal transportation options.	Implement study by 2010	Reduced parking standards for the Downtown Specific Plan Area were adopted on March 29, 2011